

VILLAGE OF CORRALES

Comprehensive Land Use Plan



**Adopted August 11, 2009
by the Corrales Village Council**

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Comprehensive Land Use Plan for the Village of Corrales, New Mexico

Adopted by the Village Council
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INTRODUCTION

A Brief History of Corrales

Centuries before Spanish explorers came and conquered the area that would become the State of New Mexico; Corrales was home to several Indian pueblos. These pueblos were abandoned well before 1710 when the Alameda Land Grant, on which Corrales stands, was given to Francisco Montes Vigil, a soldier in the Spanish army. Vigil was unable to settle on his grant as required by Spanish law and sold it in 1712 to Captain Juan Gonzales Bas. According to "Los Corrales de Alameda – A Brief History", it was not long before this tract had become three large ranches. The book goes on to explain that the section retained by Captain Juan Gonzales, was known as Rancho Abajo. The second section was owned by Salvatore Martinez and the third section was known as Montoya's.



Existence was precarious, but the hardy population survived and grew. Families divided the land equally among succeeding generations, resulting in a land pattern of long narrow properties, stretching from a water source (either the river or the acequia) to the sand hills that rose to the vast western mesa. The irrigable land on the flood plain grew chile, corn, beans, fruits and vegetables, while the sand hills and the mesa to the west were used in common for the pasturing of sheep, cattle, and horses. In 1848 New Mexico was acquired by the United States and by 1870 the census recorded only 141 households with 687 residents. During this period, nearly all of the residents were farmers, ranchers or laborers.

The population increased to 1,879 as European immigrants, mainly from France and Italy, moved into the area. Several of these families began cultivation of grapes and Corrales became known for its vineyards. By the late 1930s many of the vineyards were gone, replaced by acres of orchards. The common lands beyond the sand hills, the western two-thirds of the old Alameda Grant, were lost to the residents in the early 20th century when they were bought by a ranching concern.

After World War II, the character of Corrales began to change as it attracted a share of Albuquerque's population boom. The newcomers worked with some of the long time residents to create a volunteer fire department and a municipal library. Villagers also desired their own community government to ensure that services would be provided locally. All of these eventually led to incorporation of the Village in 1971. A number of subdivisions were platted with small lot sizes before incorporation mandated one house per acre in the northern two-thirds of the Village and two acres in the southern third. By the year 2000 the population of Corrales had grown from 1,776 in

1970 to over 7,000. The Mid-Region Council of Governments estimated the population of Corrales to be approximately 8,773 residents in 2006.

Most of the cattle ranch had been sold to an eastern development company and in the 1960s a new community called Rio Rancho began to grow and now surrounds Corrales on the west and north. By 2000, the area south of the Village, once occupied by only a few scattered homes and a small airport, became covered by housing developments, shopping centers, and franchise restaurants. Corrales has become an attractive semi-rural oasis in the midst of the growing Albuquerque and Rio Rancho metropolitan areas and surrounding tribal lands. The unfenced farm fields and orchards that once covered the Rio Grande flood plain and the grassy slopes of the sand hills have mostly disappeared and been replaced by housing subdivisions.

Despite the development, growth and progress that has taken place in and around the Village of Corrales, Corrales' natural amenities and historic agricultural character have traditionally provided a high quality community environment for its citizens. However, the surrounding urbanization and growth in and around Corrales have significantly impacted these important assets. Figure 1 portrays the regional and jurisdictional setting of the Village of Corrales located in the Albuquerque metropolitan area.

Nevertheless, residents of Corrales have always tried to maintain a strong agrarian sense of community self-support and community self-determination. When it found itself faced with the problems of a stressed physical infrastructure and demands for increased services, and realizing the need to plan for and manage growth more effectively, the Village undertook a lengthy planning process to determine its options and develop policies which would address the priorities and long term goals of the community. The final product of this planning process was originally named the Corrales Master Plan but has since become known as the Village of Corrales Comprehensive Land Use Plan.



Purpose of a Comprehensive Plan

A Comprehensive Plan should establish the philosophical base and reasoning from which future zoning, subdivision, infrastructure and land use decisions will be determined. The New Mexico Statutes require zoning regulations to be in accordance with a comprehensive plan [3-21-5 NMSA 1978]. The Comprehensive Plan should be based on surveys and studies of existing conditions and probable future growth patterns. It should have the purpose of guiding and coordinating harmonious development and promoting health, safety, and, in general, the welfare of the community.

Preparation of this Comprehensive Plan

The Village of Corrales Comprehensive Plan, like the previous comprehensive plans for the Village, is an ongoing revision of the original Corrales Master Plan prepared in 1974, revised in 1988 and again in 1996. These revisions were completed by committees created by resolution of the Corrales Village Council. In addition, other planning documents were reviewed as input to this Plan:

- The Village of Corrales North/South Road Alternatives Study (1994)
- The Northwest Sector Plan (1992)
- Corrales Road Scenic Byway Corridor Management Plan (1999)
- Far Northwestern Sector Plan (2002)
- Village of Corrales Transportation Study (2004)

The 1996 Comprehensive Plan had identified preservation of existing Village character and growth management as the primary themes of the Comprehensive Plan. The Plan Review Committee at that time felt that the core of the planning problem facing the Village of Corrales was how to effectively and efficiently meet the pressures of growth from outside the community and the dynamic impacts of growth within the Village.

The current Corrales Comprehensive Plan Review Committee began the review and revision process by inviting interested individuals, Village-appointed committees and commissions, and interest groups throughout Corrales to meet with the Comprehensive Plan Review Committee to discuss possible revisions to the current Village Comprehensive Plan. The Committee was interested in finding out if there were any changes in the attitudes and opinions of Corrales' residents since 1996, given the significant development and population growth that has taken place around the Village. To determine this, the Committee conducted an interview process to solicit comments, concerns and opinions about where Corrales has been as a community, where it is presently, and where it can and should be in the future. For use in the interview process, the Committee distributed an inquiry form to committees, groups and individuals to aid in providing input to this Comprehensive Plan. A complete list of the groups and individuals that met with the current Comprehensive Plan Review Committee as part of the review and revision process is provided in APPENDIX A.

In addition, the Comprehensive Plan Review Committee prepared a public opinion survey which was distributed to every household within the Village corporate limits during the fall of 2007. The purpose of the survey was to identify crucial concerns, viewpoints, and expectations of residents. Results and analysis of the survey responses are discussed in more detail in a separate report entitled ***“Village of Corrales Community Survey on Public Opinion about Future Development”***. This report also includes a copy of the mail-out survey questionnaire form and a compilation of the verbatim written comments from the questionnaires.

Plan Overview

This Comprehensive Plan for the Village of Corrales contains four sections. The *Introduction* opens with a history of Corrales and then discusses the purpose and process for preparation of the Plan document. The next section includes a *Community Profile* which presents and analyzes statistical data from the U.S. Census Bureau and other sources concerning the Village of Corrales and, in some cases, other communities for purposes of comparison. Demographic data focuses on population, housing, and employment. Both current and projected population for the Village is provided. Additional demographic information is provided in APPENDIX B. The Profile section also contains an existing land use inventory which displays the patterns of land use that characterize Corrales in terms of its physical development. The third section provides the *Goals, Objectives, and Policies* which have been carried forward and updated to reflect current conditions. This section is the core of the Comprehensive Land Use Plan and provides a foundation for guiding future development in the Village of Corrales. As there are numerous policy statements providing recommendations for action, the forth section, *Implementation*, discusses the process for setting priorities and conducting policy decisions. Implementation strategies are determined and carried out by the governing body, the Corrales Village Council.



COMMUNITY PROFILE

The purpose of the Community Profile is to describe the Village of Corrales in terms of demographics and other statistics that characterize the residents and their community. For purposes of comparison and contrast, statistics for other nearby communities in Sandoval County, as well as Sandoval County and the State of New Mexico are included in some of the data tables in this Community Profile. Simple and basic analyses of the population, housing, employment, and the patterns of land development present a distinctive picture of Corrales as a unique community. This Community Profile provides an information base essential to the comprehensive plan and for common understanding of the Village of Corrales.

Population and Housing Data

After the Village of Corrales incorporated in 1971, the 1970 population within the municipal limits of the Village was eventually reported by the Census Bureau to be 1,776. The Village experienced a noticeable increase in population between the years of 1980 to 1990, when the population increased by 95 percent. The population growth in the 1980s, however, was due in part to relatively large annexations by the Village, expanding the corporate limits in the western and southern portions of the municipality. In 2000, according to the U.S. Census, there were 2,819 households and 2,983 housing units in the Village of Corrales. The number of housing units exceeded the number of households because approximately 5 percent of the housing was unoccupied at that time (see Table 2).

Table 1: Population for the Village of Corrales, 1970 to 2030							
	1970 ¹	1980 ¹	1990 ¹	1995 ²	2000 ¹	2006 ³	2030 ³
Population	1,776	2,791	5,453	6,873	7,334	8,773	10,126
Source: ¹ U.S. Census (adjusted 1977), ² 1996 Corrales Comprehensive Plan, ³ MRCOG Estimates and Forecasts							

Table 2: 2000 Population And Housing for the Village Of Corrales	
Population	7,334
Number of Households	2,819
Housing Units	2,983
Source: U.S. Census Bureau	

According to the U.S. Census Bureau, the Village of Corrales had a total population of 7,334 in the year 2000. When broken out by age distribution, the Village shows a significantly high number (39.8 percent) of people in the age category of 35 to 54 when compared with surrounding communities. The unincorporated community of Placitas was an exception with a comparable 35 to 54 age group of 44.9 percent of the total population (see Table 3). Also, for purposes of comparison, about one in four persons in Corrales are age 19 and under, while one in three persons in the Town of Bernalillo are 19 or younger.

At the other end of the age spectrum, Corrales has 15.6 percent of the population aged 60 and older which is the same as the State of New Mexico but greater than the Town of Bernalillo with only 12.5 percent of the population aged 60 and over.

Table 3: 2000 Age Distribution and Comparisons with Surrounding Communities						
	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Total Population</i>	1,819,046	89,908	51,765	6,611	3,452	7,334
<i>Percent by Category</i>						
Under Age 5	7.2	7.3	7.5	8.2	4.8	4.9
Age 5 - 9	7.8	8.5	8.2	9.2	5.2	7.2
Age 10 - 14	8.1	8.8	8.6	8.7	6.1	7.9
Age 15 - 19	8.0	7.5	7.3	7.9	4.0	6.4
Age 20 - 24	6.7	5.0	4.6	7.0	1.8	3.1
Age 25 - 34	12.9	12.7	13.7	12.9	6.6	7.1
Age 35 - 44	15.5	17.4	18.4	15.6	18.5	18.8
Age 45 - 54	13.5	14.1	13.1	13.8	26.4	21.0
Age 55 - 59	4.8	4.6	4.0	4.3	9.8	8.1
Age 60 - 64	3.9	3.5	3.0	3.3	6.3	5.1
Age 65 - 74	6.5	5.7	5.7	5.4	7.3	6.8
Age 75 - 84	3.9	3.8	4.6	3.2	2.4	3.0
Age 85 and Over	1.3	1.1	1.5	0.6	0.7	0.7
<i>Source: U.S. Census Bureau</i>						
<i>Note: CDP stands for Census Designated Place (an unincorporated community)</i>						

Table 4: 2000 Distribution by Education Levels for Persons Age 25 and Older						
	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Persons Age 25 and Over</i>	1,134,801	56,479	32,935	3,828	2,692	5,314
<i>Percentage by Category</i>						
Less than 9 th Grade Education	9.3	4.6	1.9	14.3	1.3	1.5
9 th – 12 th Grade Education, No Diploma	11.9	9.4	6.9	15.1	5.5	4.3
High School Graduate or Equivalency	26.6	28.6	28.4	34.6	18.8	16.7
Some College, No Degree	22.9	25.0	29.0	19.5	18.5	21.0
Associate Degree	5.9	7.6	9.0	5.9	4.9	5.3
Bachelor's Degree	13.6	15.6	16.8	6.9	25.8	27.8
Graduate or Professional Degree	9.8	9.3	7.9	3.7	25.2	23.5
<i>Percentage by Category</i>						
Percent High School Graduate or Higher	78.9	86.0	91.2	70.6	93.2	94.3
Percent Bachelor's Degree or Higher	23.5	24.8	24.8	10.6	51.0	51.3
<i>Source: U.S. Census Bureau, Sample Data</i>						

The U.S. Census Bureau reports education levels for persons age 25 and over. The Village had 5,314 people who were age 25 and over according to the 2000 Census. Education levels in the Village of Corrales population are high. Compared to the State of New Mexico and surrounding communities, Corrales had the highest percentage of persons who had achieved education levels of college to graduate or

professional degrees (see Table 4). Over half of the population aged 25 or older had at least a Bachelor's degree.

Statistics referring to housing tenure (i.e., owner versus renter occupied) are displayed in Table 5 below. The total number of occupied housing units in Corrales, according to the 2000 Census, was 2,819. The percentage of owner-occupied housing units for Corrales (87.7) was considerably higher than the same category for the State of New Mexico (70.0 percent); however, other surrounding communities also had higher proportions of owner-occupied housing than the State as a whole, although Corrales was still on the high end with regards to home ownership. Nevertheless, there are a substantial number of renter-occupied housing units in Corrales (just under 350 units).

The average household size is often used as an indicator of family size in a community. Interestingly, household size in owner-occupied units in Corrales is similar to surrounding communities and the State as a whole; but the proportion of renter-occupied housing units in Corrales is relatively smaller than the proportions of renter-occupied units in surrounding communities, with the exception of Placitas which seems to have many demographic characteristics in common with the Village of Corrales.

Table 5: 2000 Distribution by Tenure and Household Size						
<i>Housing Units</i>	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Total Occupied Housing</i>	677,971	31,411	18,995	2,309	1,485	2,819
<i>Percentage by Category</i>						
Owner-Occupied Housing	70.0	83.6	81.5	79.4	90.4	87.7
Renter-Occupied Housing	30.0	16.4	18.5	20.6	9.6	12.3
<i>Persons per Housing Unit</i>						
Average Household Size of Owner-Occupied Units	2.72	2.90	2.75	2.91	2.35	2.68
Average Household Size of Renter-Occupied Units	2.41	2.54	2.51	2.69	2.1	2.08
<i>Source: U.S. Census Bureau, Sample Data</i>						

Table 6 examines housing data from the 2000 Census, identifying general housing types as a portion of the total housing, and in comparison with other nearby communities. The type of housing usually refers to the number of housing units per housing structure. Mobile homes are included in this data but are considered unique as a particular type of housing unit. When categorized by housing types, the Village of Corrales contained a high percentage of single family housing (86.6 percent of all housing units) when compared to the other communities. Mobile homes also constitute a fairly significant portion (11.2 percent) of the housing stock in Corrales.

Table 6: 2000 Housing Type Distribution						
	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Total Housing Units</i>	780,579	34,866	20,209	2,473	1,606	2,983
<i>Percentage by Category</i>						
Single-Family Units	66.1	82.5	87.5	52.6	90.3	86.6
Multi-Family Units	15.3	7.1	10.6	5.1	1.2	2.2
Mobile Homes	18.6	10.4	1.9	42.3	8.5	11.2
<i>Source: U.S. Census Bureau, Sample Data</i>						

Journey to Work Data

Due to the fact that Corrales is a predominantly rural residential community with no large employment centers, it is important to analyze data regarding the travel characteristics of the local workforce (see Table 7). It should be noted that in this discussion, the workforce is referred to as “workers” or “employed residents” who are 16 years old and older. Therefore, unemployed members of the workforce and workers under age 16 are not included in this data. The 2000 Census revealed that 80.3 percent of Corrales’ employed residents drove alone to work in a car, truck, or van. Although this is somewhat comparable to other nearby communities (as presented in Table 7), Corrales has a relatively high percentage of drive-alone workers and a relatively lower percentage of workers who carpooled (7.1 percent). Although transit options are limited, there are a few workers (0.4 percent) who travel by means of public transportation.

The 2000 Census also reported that the average travel time to work for Corrales employed residents was 25.7 minutes. Nearby communities had similar travel times to work, all more than 21 minutes (see Table 7). Such travel times imply that a substantial number of Corrales workers commute to jobs located well outside of the Village. Also, travel times can indicate either a lengthy trip or a trip made on congested roads.

The transportation network for the Village of Corrales is presented on Figure 2 with data regarding functional classification, average weekday traffic flow volumes, and traffic accident frequency at major intersections. As part of a metropolitan system of roads and highways, Corrales contains only one road, Corrales Road, functionally classified as an arterial (an Urban Minor Arterial in the Albuquerque Metropolitan Planning Area). This is the main transportation route into and through Corrales, and as such, carries the highest volumes of traffic. For example, traffic volumes can exceed 15,000 trips per average weekday at the southern end of Corrales Road, a two-lane highway. The other major roads in Corrales are classified as urban collectors: Loma Larga Road and Meadowlark Lane. All of these roads are significantly impacted by work trips.

The Transportation Map in Figure 2 also highlights intersections where there are significant numbers of reported traffic accidents (data for years 2003-2006). Traffic at the southern end of Corrales is obviously congested due to high volumes and higher than average crash rates. For those who go to work through the southern end of Corrales, travel times are definitely affected by such traffic characteristics.

Also affecting the volume of trips on Corrales Road is the designation as a Scenic Byway which can generate additional traffic by attracting tourists. The Corrales Road Scenic Byway is labeled on Figure 2 as a special corridor in the overall transportation network.

Table 7: 2000 Distribution of Workers by Means of Transportation to Work and Average Travel Time						
	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Workers Age 16 Years & Over</i>	759,177	38,371	24,412	2,677	1,727	3,683
<i>Percentage by Category</i>						
Drove Alone to Work (Car, truck, or van)	75.8	79.9	84.4	78.7	75.2	80.3
Carpooled to Work (Car, truck, or van)	14.8	12.5	10.5	12.9	12.1	7.0
Used Public Transportation (including Taxi) to Work	0.8	0.5	0.5	0.0	0.6	0.4
Walked to Work	2.8	1.4	0.4	3.2	1.6	2.6
Other Means	1.6	1.4	1.0	2.3	0.6	1.7
Worked at Home	4.2	4.3	3.1	2.9	9.9	8.0
Average (mean) Travel Time to Work (Minutes)	21.9	28.1	27.6	21.9	31.5	25.7
<i>Source: U.S. Census Bureau, Sample Data</i>						

An interesting aspect of the travel characteristics of the Corrales workforce is that the 2000 Census reported 8.0 percent of Corrales' employed residents (about 295 people) who indicated that they worked at home. More recently however, the Village has issued nearly 700 business registrations for home occupations for the year 2007. Regardless, home-based businesses in Corrales are significantly higher than the listed surrounding communities, with only Placitas having a higher percentage (9.9) of employed residents who worked at home in 2000. Furthermore, Census data reported that 2.6 percent of employed residents in Corrales walked to work in the year 2000.

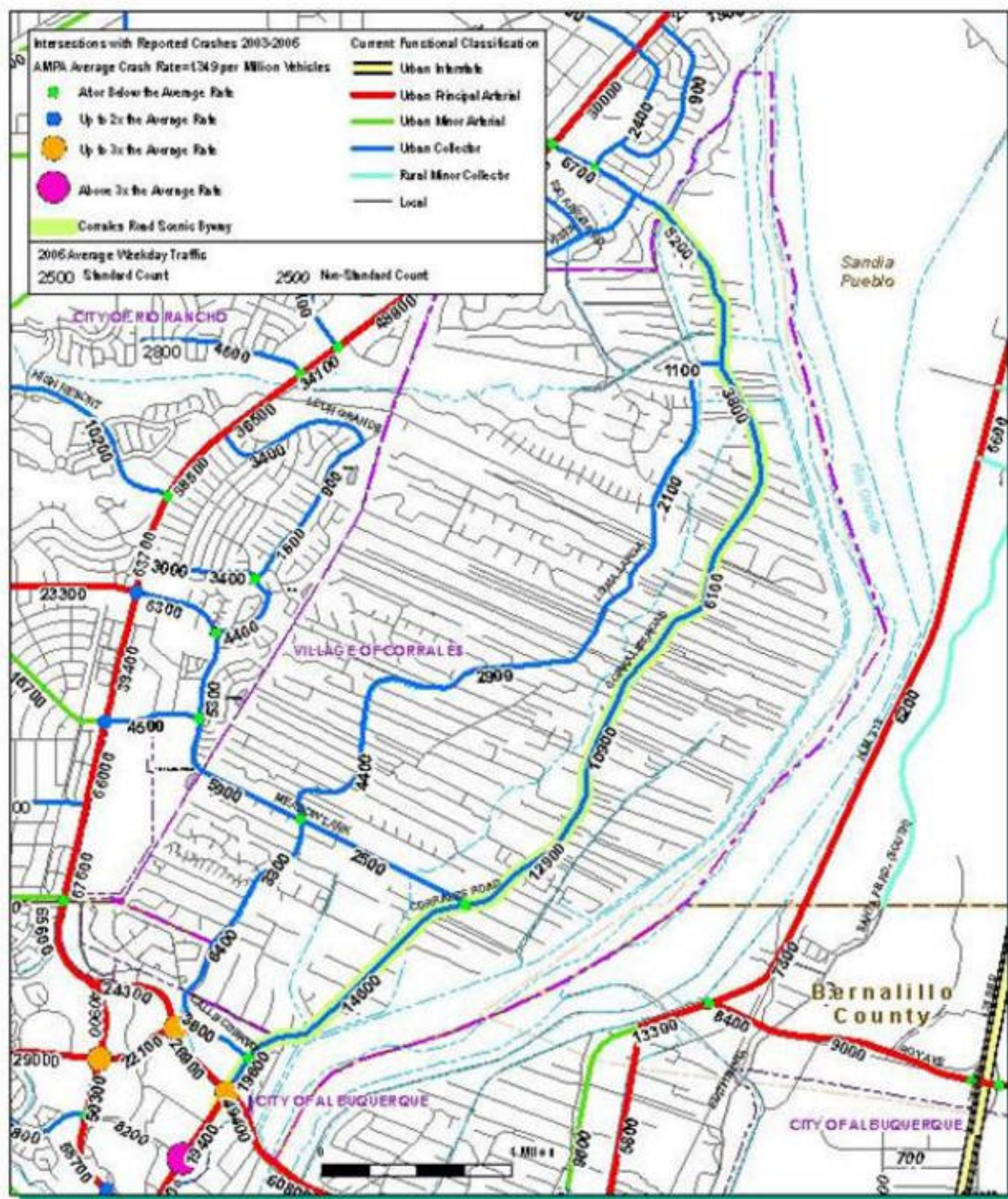
Employment Data

According to the 2000 Census, of the total number of Corrales residents who were employed (age 16 and over and civilian), 69.1 percent were private wage and salary workers while 20 percent were government workers. These two statistics for worker categories are similar in other nearby communities (see Table 8).

However, the percentages of Corrales workers (10.6 percent) who were self-employed, but not incorporated businesses, were generally higher than the surrounding communities, with the exception of Placitas with 14.4 percent of workers self-employed. This statistic generally corresponds with the relatively high percentage of the employed residents in Corrales who worked at home.

Table 8: 2000 Distribution by Class of Worker						
	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Employed Persons Age 16 and Over, Civilian</i>	763,116	38,870	24,582	2,741	1,749	3,716
Percentage by Category						
Private Wage and Salary Workers	68.5	73.6	78.8	75.6	64.3	69.1
Government Workers	22.7	19.2	15.3	20.4	20.6	20.0
Self-Employed Workers in Own Not Incorporated Business	8.4	7.0	5.7	3.9	14.4	10.6
Unpaid Family Workers	0.4	0.2	0.2	0.1	0.7	0.3
Source: U.S. Census Bureau, Sample Data						





Source: UNM Div. of Geol. Research, ARCOG.

Figure 2
Transportation

*Village of Corrales
 Comprehensive Land Use Plan*



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Income and Poverty Data

The distribution of 1999 household income (reported in the 2000 Census) for the Village of Corrales is presented in Table 9, along with other communities for purposes of comparison. The data in Table 9 displays total annual income for households (occupied housing units) distributed by categories of income. These data indicate that the household income of residents in the Village of Corrales is relatively high. Corrales maintains the highest percentage (43.8 percent) of households earning \$75,000 or more among the communities listed; the State of New Mexico only has 15.4 percent of households in these same income categories.

Generally, the percentages of households in Corrales with greater income go up in the higher income categories in comparison with the other communities presented in Table 9. Conversely, the percentages of households in the lower income categories are less in comparison with the other communities.

Table 9: Distribution of 1999 Household Income by Category						
	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
Total Households	677,971	31,411	18,995	2,309	1,485	2,819
Percentage by Category						
Less than \$10,000	12.5	7.5	4.1	12.7	5.1	3.9
\$10,000 to 14,999	8.4	4.8	3.4	8.3	2.1	3.3
\$15,000 to 24,999	15.8	11.9	11.0	21.2	4.9	7.0
\$25,000 to 34,999	14.4	12.5	12.5	13.4	11.0	8.7
\$35,000 to 49,999	17.0	20.5	23.1	18.9	19.5	12.3
\$50,000 to 74,999	16.5	22.8	27.1	16.0	15.8	20.9
\$75,000 to 99,999	7.8	10.8	11.5	7.0	16.8	12.9
\$100,000 to 149,99	5.0	6.2	5.5	1.7	15.5	17.1
\$150,000 to 199,999	1.3	1.4	0.7	0.2	4.3	6.3
\$200,000 or more	1.3	1.6	1.2	0.6	5.1	7.5
Source: U.S. Census Bureau, Sample Data						

Table 10 below reports the 1999 median household income, per capita income and percent of residents living below the Census designated poverty level within Corrales and other nearby communities in Sandoval County. Residents of the Village of Corrales had the highest median household income (\$67,217) of the communities listed in Table 10. The median household income for New Mexico was \$34,133, and the Town of Bernalillo had a median household income of \$30,864. The per capita income for Corrales was also higher than the majority of the surrounding communities at \$33,629 with the exception of Placitas at \$36,243.

Placitas and Corrales had the lowest percentage of families below poverty level with 2.6 percent and 3.1 percent, respectively (see Table 10). These numbers are considerably lower than the percentage of families living below the poverty level in the State of New Mexico. According to the U.S. Census, families and persons are

classified as below poverty level if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under the age of 18 present in the household.

Table 10: 1999 Median Household Income, Per Capita Income and Percent Living Below Poverty						
Category	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
Median Household Income	\$34,133	\$44,949	\$47,169	\$30,864	\$60,597	\$67,217
Per Capita Income	\$17,261	\$19,174	\$20,322	\$13,100	\$36,243	\$33,629
Percentage of Families Below Poverty Level	14.5	9.0	3.7	13.9	2.6	3.1
<i>Source: U.S. Census Bureau, Sample Data</i>						

Land Use Characteristics

The arrangement of land uses reflects the character and physical form of a community. It is these patterns of land development that bind the community together and provide a sense of place to residents. The means by which the Village of Corrales manages development activities will influence the location, intensity, and use of land in the future.

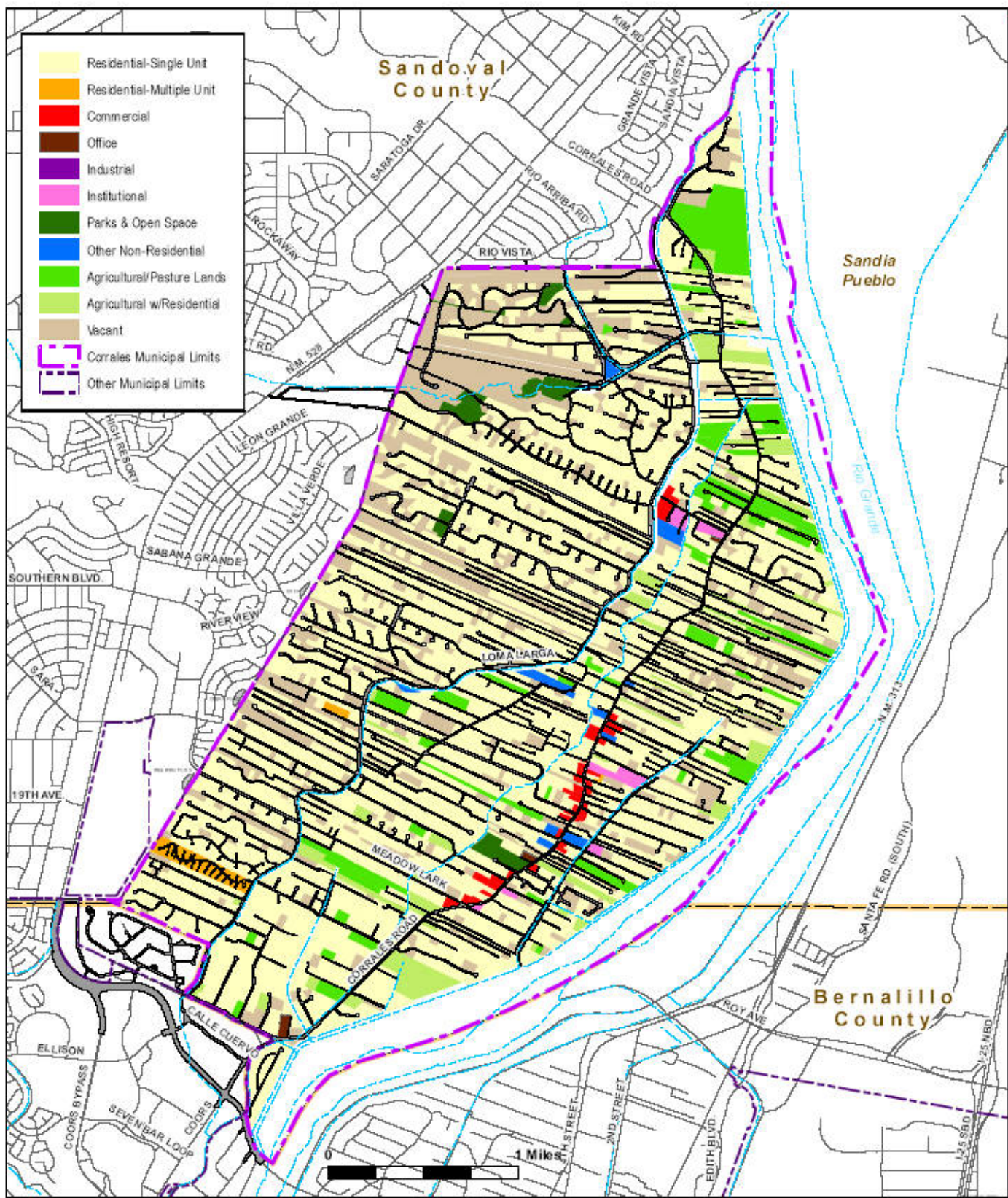
An inventory of current land use was produced in late 2007 by utilizing GIS (Geographic Information Systems) mapping software with input from field surveys and aerial photos. The color-coded land use map is shown on Figure 3. Table 11 below displays the ten land use categories that were previously established for conducting this inventory, and have been assigned to each parcel of land in the Village. More detailed land use descriptions and computer-calculated acreages are shown in Table 11 for each category. It should be understood that these acreages are not calculated from land survey information and are for general planning purposes only. Furthermore, the total acreage does not include the Rio Grande Bosque Preserve or dedicated rights-of-way within the Village limits.

As indicated in Table 11, residential lots containing a single dwelling unit comprised the majority of the developable land area in the Village. The single-unit residential category took up about 3,762 acres, or 68 percent, of the total acreage in the inventory. For the most part, these are residential lots that are zoned for a minimum of one or two acres.

Agricultural lands are typically irrigated croplands, orchards, or vineyards, but also include livestock fields and related facilities. Land identified as vacant in Table 11 and Figure 3 may be in use for livestock and land identified as single-unit Residential often includes agriculture activity. Of concern was the finding that some of the agricultural lands were platted or consisted of a lot in a platted subdivision, indicating potential for future conversion into a developed lot.

There was a combination of land use categories that covered non-residential development (i.e., commercial/office, industrial, institutional, and public buildings such as churches and libraries). Approximately two percent (almost 113 acres) of the developable acreage in the Village consisted of these non-residential activities. It should be noted that there were no lands classified as industrial activities in the inventory. Also, more than one-and-a-half percent of the inventory acreage was labeled as parks (passive and active recreational) and designated open space (not including the Rio Grande Bosque Preserve).

Table 11: Inventory Of Current Land Use		
Land Use Category	Land Use Description	Acres
Single-Unit Residential	Detached dwelling units; conventional or manufactured housing, mobile homes	3,762.1
Multi-Unit Residential	Connected dwelling units; apartments, townhouses, duplexes, Bed & Breakfast Inns	34.5
Commercial/Office	Retail shops, offices, including general government offices	49.9
Industrial	Manufacturing, fabrication and assembly operations, & wholesale storage and distribution centers	0.0
Institutional	Schools (public and private), group quarters, nursing or assisted living homes	27.7
Parks & Open Space	Playgrounds, ball fields, open space, passive recreation	86.7
Other Non-Residential	Churches, museums, libraries, other public buildings such as fire stations	35.2
Agriculture/Pasture Lands	Irrigated cropland, orchards, and/or livestock grazing	328.2
Agriculture with Residential	Residential unit located on same lot or track with agricultural activity	217.2
Vacant	Unused land	990.3
TOTAL ACREAGE		5,531.8
<i>Source: MRCOG and Village Staff</i> Note: Land identified as vacant in Table 11 and Figure 3 may be in use for livestock and land identified as single-unit Residential often includes agriculture activity.		



Source: Village of Corrales; MRCOG.

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

Figure 3
2007 Land Use

Village of Corrales
Comprehensive Land Use Plan



Demographic Trends and Projections

The Mid-Region Council of Governments of New Mexico (MRCOG) develops a base year estimate and socioeconomic forecast every four years in fulfillment of the federal requirements as a Metropolitan Planning Organization (MPO). The estimates are for the MRCOG four-county region, which includes Bernalillo, Sandoval, Torrance and Valencia Counties. The complete methodology for the 2030 forecast is documented in the 2030 Socioeconomic Forecasts by Data Analysis Subzones, available upon request at MRCOG. The 2004 estimate and 2030 forecast included in the Village of Corrales Comprehensive Plan were derived directly from this larger process for the greater region. A more detailed explanation of the methodology used for the Corrales forecasts can be found in Appendix B of this document.

According to MRCOG forecasts, the Village of Corrales is projected to have a population of 10,126 by the year 2030, which is a 21.5 percent growth over a 26-year period from the 2004 population (see Table 12). The number of housing units is projected to grow to 4,366 or 29.2 percent in 2030.

Table 12: 2030 Population and Housing Forecast For Corrales			
	2004	2030	Growth
Population	8,337	10,126	21.5
Housing Units	3,380	4,366	29.2
Source: MRCOG Estimates and Forecasts			

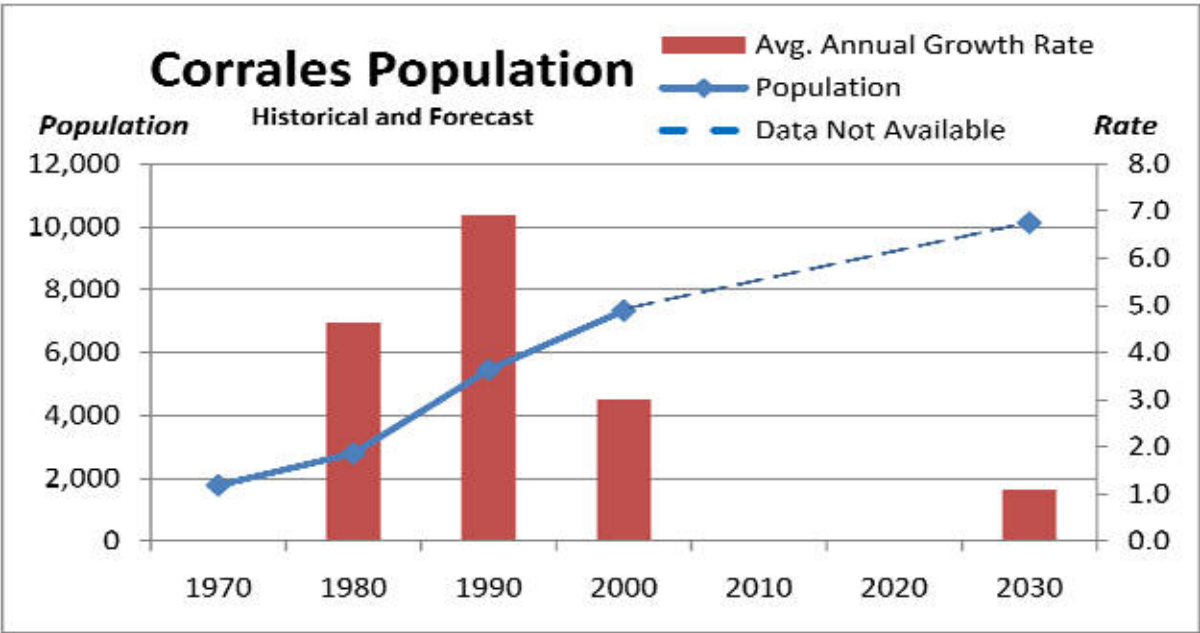
Employment forecasts for the Village of Corrales are shown in Table 13 below. Employment is categorized by three types of jobs: basic, retail and services. Basic jobs include agriculture, mining, construction, manufacturing, transportation, communications, utilities, wholesale, and military. The retail sector is projected to have the largest growth, from 288 jobs in 2004 to 422 jobs in 2030, a growth of 46.5 percent. The service sector, which includes finance, real estate, service, and civilian government jobs, is also projected to increase from 782 service related jobs in 2004 to 1,036 jobs in 2030, a growth of 32.5 percent. The total number of jobs for Corrales is forecast to increase 27.4 percent from 2004 to 2030.

Table 13: 2030 Employment Forecasts for Corrales			
	2004	2030	Growth (percent)
Basic Employment ¹	431	454	5.3
Retail Employment ²	288	422	46.5
Services ³	782	1,036	32.5
Total Employment	1,501	1,912	27.4
Source: MRCOG Estimates and Forecasts			
¹ Basic includes Agriculture, Mining, Construction, Manufacturing, Transportation, Communications, Utilities, Wholesale, & Military;			
² Retail includes all Retail Sector Jobs; ³ Services includes Finance, Real Estate, Services, and Civilian Government Jobs			

General Conclusions

The Village of Corrales is projected to grow 21.5 percent from a population of 8,337 in 2004 to a population of 10,126 in 2030. This may seem like a large increase, but the growth is over a 26 year period. As seen in the chart below, Corrales population had a significant increase from 1980 to 1990, although this was a period of territorial expansion through annexations of new land to the Village corporate limits. However, the forecasts indicate that population growth will begin to level out by 2030.

Population growth is regulated by large lot zoning, which controls lower densities in housing. The Village is further constrained from adding additional land via annexations by the proximity of municipalities located on its border. With the City of Rio Rancho located on its western border; the Sandia Indian Pueblo located to the east; the City of Albuquerque to the south; and the County of Bernalillo to the southeast, the Village is constrained in its ability to increase population by current land use strategies.



Eighty percent of the housing in Corrales consists of single family units and detached units (see Table 6). Since there are a low percentage of multi-family units available to Corrales residents, it can be inferred that Corrales does not have a large variety of housing types. Corrales may want to consider alternative development such as cluster residential, which incorporates higher density housing; while keeping large areas in open space. This type of development would be consistent with the Comprehensive Plan goal that encourages the preservation of open space in the Village. Allowing accessory dwelling units or casitas on larger lots could also be an option in providing alternative housing to residents. Accessory dwelling units would utilize existing infrastructure, decreasing the need for additional infrastructure costs.

The desire for preservation of open space in Corrales may be expressed through the remaining areas of vacant land, which according to Table 11 consists of approximately 990 acres. Policies implementing the preservation of such lands coupled with the preservation of existing agricultural lands could eventually result in a large amount of land in open space within Corrales Village limits.

Corrales can expect to grow to a population of over 10,000 by the year 2030. While this may not be a large increase by comparison to other communities, any increase in population will create more demands on Village resources. Therefore, Corrales residents will be faced with difficult and complex decisions about how to respond to change and plan sensibly for the future.

To address these demands, Corrales residents have already taken the initiative by constructing facilities that encourage walking, bicycling, and equestrian modes of travel. Some Corrales residents have also incorporated alternative energy in their homes, such as photovoltaic and solar design. The Village also requires xeriscape in new development and continues to encourage the planting of trees and shrubs to lessen the heat island effect (urban and surface temperatures that are higher than nearby rural areas). All of these strategies aid in the reduction of greenhouse gas emissions.

There are additional strategies that the Village should consider to address the reduction of greenhouse gas emissions that in turn help conserve limited resources. The Village should adopt land use plans and codes that encourage mixed land use, higher intensity and compact development, alternative energy sources, and low-carbon resources for building materials.



GOALS, OBJECTIVES, AND POLICIES

Goals are broad, visionary statements describing a desirable and sometimes idealized future condition of the community. Each goal can be further defined by one or more objectives for achieving that goal. Policies are statements of specific rules or actions designed to achieve particular goals and/or objectives. The combination of goals, objectives, and policies are fundamental elements in the comprehensive plan and promote a common understanding of the community's expectations of growth and development.

The goals, objectives, and policies presented in this comprehensive plan are assigned to eleven planning topics reflecting the key characteristics of Corrales as a community. Each of these topics contains a goal statement followed by a detailed listing of objectives and policies for achieving the goal. These goals, objectives, and policies reflect the community beliefs and principles expressed in the public involvement process, while others are designed to improve the public health, safety, and welfare of the community. The objectives and policies are numbered for organizational purposes, but do not indicate priority.

VISION:

The governing body should:

- Encourage, preserve and enhance the rural, agricultural, historical, and cultural character of the village;
- Protect the environment, including open space, the Rio Grande Bosque, the sand dunes, arroyos, acequias, main canal and escarpment.
- Manage development of appropriate commercial activities within the Village which preserve and enhance its semi-rural agricultural character, and its economic diversity.
- Foster sound planning of residential development, including designing a system of roads and streets which is environmentally sound and appropriately scaled to its needs and lifestyles of residents.



Topic: Conservation of Village Character and Preservation of Significant Places

Background: As the population of the Village has grown and land prices have increased, changes in the character and appearance of Corrales have become increasingly visible. Farm fields in the valley and some open rangeland have disappeared under new subdivisions and individual homes. New buildings have been added to the central commercial area, several of them significantly larger than existing buildings.

Coupled with the population growth (from 1,776 residents in 1970 to an estimated 8,773 in 2006) is the growth of land prices: an acre selling for \$2,500 in 1971 would sell for well over \$100,000 in 2006. The high cost of land has created a situation in which property owners and developers build larger homes and business buildings. Smaller older homes, many of them owner-built adobes, are threatened with being demolished to allow construction of a structure commensurate in value with the value of the land on which it is located.

In the 1970s, Corrales residents who wanted to preserve its small scale rural and historic qualities enacted ordinances directed at preserving its character, including a zoning ordinance that limited the size of residential lots to one or two acres, designation of the area around the old San Ysidro Church a historic zone, and creation of design guidelines for the potentially commercial area in the historic center of the Village along Corrales Road. As a result, Corrales has kept much of the character of a small village and many of the older adobes, particularly those in the center of the Village, although remodelled for new uses, retain their historic scale and architectural elements. A major pueblo site, the old San Ysidro Church, Casa San Ysidro, the Alejandro Gonzales House (4499 Corrales Road), Perea Hall, and the Martinez House (4607 Corrales Road), have been placed on the State Register of Cultural Properties. This listing, however, does not protect these properties from destruction or major alterations.



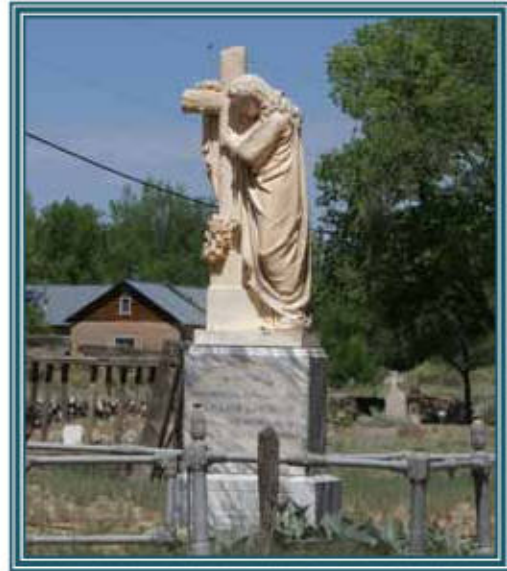
The characteristic features of the Village which the greatest number of survey respondents agreed on were agricultural fields and orchards, extensive trees and vegetation, and scenic views. Over 85 percent of respondents also agreed that the presence of farm animals, natural areas and wildlife, low densities, trails, and the ditch system were character-defining components of the Village. Most of these features, except for extensive trees, are addressed in other sections of this plan. The presence of historic buildings and/or small scale owner-built homes was not included on the list of characteristic features.

GOAL:

Preserve the heritage and historic character of Corrales.

OBJECTIVES:

- 1.2.1 Foster knowledge and appreciation of local traditions, values, and history.
- 1.2.2 Preserve historic buildings.
- 1.2.3 Encourage local property owners to preserve and to invest in properties which contribute to the historic character of the community.
- 1.2.4 Preserve significant archaeological sites.
- 1.2.5 Conserve the character of selected areas of Corrales, both manmade and natural, that embody its heritage.



POLICIES:

- 1.3.1 Maintain the Village of Corrales as an independent political entity.
- 1.3.2 Identify, evaluate, designate, protect, and preserve significant historic sites, structures, and other places which are eligible for listing in the State or National Register.
- 1.3.3 Identify, evaluate, designate, protect, and conserve sites, structures and areas that contribute to the historic character of Corrales but which may not be eligible for listing in the State Register of Cultural Properties or the National Register of Historic Places.
- 1.3.4 Preserve and protect the trees of Corrales, especially those designated as Landmark Trees as provided by Village ordinance.
- 1.3.5 Inform owners of significant prehistoric and historic sites of all regulations and incentives -- local, state, and federal -- for the protection, preservation, restoration, and rehabilitation of such sites.
- 1.3.6 All plans, programs, and projects within the Village should take the preservation of significant pre-historic and historic sites, structures, and places into account to avoid adverse effects on them and ensure their preservation.

- 1.3.7 Establish local incentives and regulations to protect significant prehistoric and historic sites, structures and places and ensure their preservation.
- 1.3.8 Establish and staff a Historic Preservation Committee to develop the above stated policies and objectives in a timely manner and to advise the Village Council and the Planning and Zoning Commission on matters of historic preservation.
- 1.3.9 Maintain a Scenic and Historic Byway Corridor Management Team to protect the scenic and historic character of the Corrales Road Scenic Byway.



Topic: Residential Development

Background: Corrales is primarily a residential community. Residential uses are allowed by the Village Zoning Ordinance in all zones except for office and municipal zones. Approximately 86.2 percent of the housing units in the Village are single-family homes with 11.1 percent mobile homes and 2.2 percent multi-family residences. Since most homes stand on one or two acre lots, housing density in Corrales is relatively low.

Growth in the Village has significantly increased in the last 40 years. Nearly 78 percent of the housing stock in Corrales has been built since 1970. Figures from the Mid-Region Council of Governments show that by 2030 there will be an estimated 4,366 housing units in the Village and a population of 10,126. A local goals report states that full build-out is expected to occur within the next ten years and possibly as early as 2010. The rate of building may be slowed by the high costs of land and houses in Corrales. According to the Greater Albuquerque Association of Realtors, the average sale price of a house in Corrales for 2007 was \$509,642. In contrast, the Association of Realtors reports that the average sale price of a house in the greater Albuquerque area for 2007 was \$243,089.



The Village requirement that single residential units be located on one or two acre lots was established just after incorporation in 1971 with the purpose of maintaining Corrales' rural atmosphere. It continues to be the most effective tool in managing development in the Village. Ninety-three percent of the respondents of a recent survey supported this lot-size requirement. A parcel (plat) map delineating the property lines in the Village of Corrales is provided in Figure 4.

In the public opinion survey, the greatest number of respondents felt that open fields and orchards were a significant feature of the Village and preservation of character through managing development plus protection of agricultural lands and open space received the most positive responses regarding future development in Corrales. However, cluster housing development, which could conceivably help preserve agricultural land and open space, received a low level of support.

Policies included in the Comprehensive Plan can provide the Village with the impetus to adopt strategies that address affordable housing issues through non-traditional land development techniques. Currently, the Village allows mobile and manufactured homes in the A-1 agricultural residential zoning district, which can also aid in the fulfillment of affordable housing goals.

Close to 55 percent of the respondents to the public opinion survey supported allowance for accessory dwelling units while approximately 30 percent of the respondents opposed allowing accessory dwelling units. Comments connected with this question indicated support for family members and the probability of such units becoming rental units should be avoided. A 2006 state law required municipalities to provide a mechanism for accessory dwelling units for family members, and the Village administration has begun to investigate ways to meet this requirement.

Growth Management

The essence of growth management is to preserve the qualities which make Corrales unique. This document identifies the goals, objectives, and policies to be achieved to manage the growth as it occurs. The Plan proposes to accomplish this by preserving a system of open space, providing incentives and methods to preserve agricultural land, providing a planned commercial area which respects the historic character of the Village, and by establishing guidelines which assure quality residential development.

GOAL:

Manage in the Village to assure a residential dwelling unit density consistent with the character of the Village.

OBJECTIVES:

- 2.2.1 Encourage and preserve the residential and agricultural character of the Village.
- 2.2.2 Establish residential development standards and regulations.
- 2.2.3 Assess the impact of new development on the Village and ensure that it will be compatible with the residential and agricultural character of the Village.
- 2.2.4 Protect the Village from environmental degradation; including, but not limited to groundwater contamination, pollution, and noise pollution.

POLICIES:

- 2.3.1 The Village should require the residential dwelling unit density to be one-acre net and two-acre net to preserve the lifestyle, character, and environment of Corrales.

- A. The Village should have a one dwelling unit per net acre density zone. This zone should protect the low density character of the Village and encourage a mix of socioeconomic groups to live in the Village.
- B. The Village should have a one dwelling unit per net two acres density zone. This would protect the zoning continuity of a portion of the Village with longstanding restrictions on density and mobile homes. It is a zone that reflects the preference of the residents and is consistent with the overall goals for residential development.
- C. The Village should establish specific criteria for exceptions, if any, to 2.3.1. A and 2.3.1. B.
- D. The Village should consider lower density (i.e. larger lot) zoning.

2.3.2 The Village should evaluate the impact of residential development to ensure that it is sustainable and is in harmony with the environment, the surrounding neighborhoods and the residential and agricultural character of the Village. This evaluation should include but not be limited to, the following criteria:

- A. Impact on water availability, groundwater quality, drainage and air quality;
- B. Need for landscaping and alternate buffering techniques;
- C. Preservation of views and solar rights;
- D. Impact of noise and lighting;
- E. Impact on streets, roadways, and trails;
- F. Preservation of farmland, open space, and wildlife habitat;
- G. Impact on natural terrain and storm water drainage;
- H. Preservation of the heritage and historic character of the Village; and
- I. Impact on community services and public infrastructure.

2.3.3 The Village should consider residential development which would contribute to the character of the Village, open space, and preserve wildlife habitat.

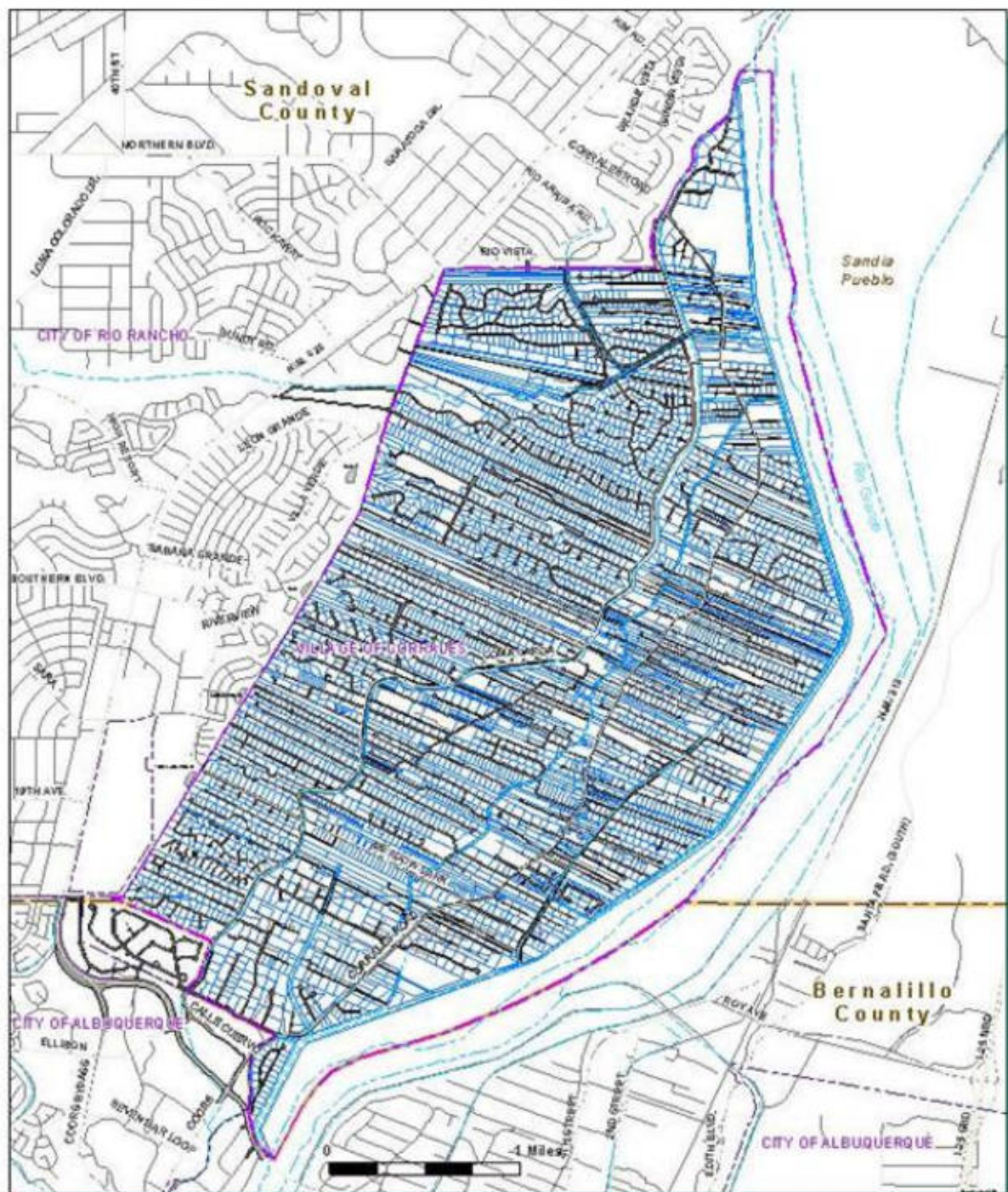
2.3.4 The Village should require that residential developments comply with specific improvements standards for streets, roadways, trails, drainage facilities, and other improvements.

- A. The streets in all new subdivisions of more than five acres should be dedicated to the Village and constructed to Village standards.

- B. The streets in all new subdivisions of five acres or less should have a road width of at least 20 feet.
- C. Developers should be held responsible for the costs of infrastructure as well as other additional fiscal impacts of their developments on the Village's resources.
- D. The Village should develop appropriate means of assessing developers for the impact their development creates on existing conditions, such as open space, new roadway construction and existing roadway maintenance, drainage facilities, extensions of public utilities and community services.
- E. The Village should prepare and adopt a comprehensive stormwater and terrain management plans, as needed, which includes specific acceptable engineering standards and facilities needed for implementation of the plan, and penalties for its violation.
- F. Village ordinances should require all documents for all subdivisions at the time of final plat approval.

2.3.5 The Village should address issues with existing land platting that are inconsistent with the Village's established development standards and regulations.





Source: BRGCO.



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

- Corrales Municipal Limits
- Other Municipal Limits
- Parcel Boundary

Figure 4
Parcel Map

*Village of Corrales
Comprehensive Land Use Plan*

Topic: Commercial and Professional Office Development and Home Business Activity

Background: The designated commercial areas in Corrales are the Corrales Road commercial area and the Far-Northwest Sector commercial area. The Corrales Road area is defined as the area on the west side of Corrales Road, from and including the property adjacent to the southwest side of Meadowlark Lane, to Old Church Road on the north, and on the east side of Corrales Road, from and including the property adjacent to the southeast side of Meadowlark Lane to Wagner lane on the north. This area is a mixture of businesses, residences and open land. The Far Northwest Sector commercial area is defined as a Neighborhood Commercial and Office District. It is located in the northwest corner of the Village, and at this time, is mostly undeveloped. Corrales needs vital commercial areas.



In addition to concentrated business areas, Corrales has 700-plus home occupancy businesses, which include: accounting and bookkeeping, adobe manufacturing and restoration, agriculture, architecture, art, and craft studios, attorneys, auto repairs, bed and breakfasts, boarding stables and other equine pursuits, construction and contractors, consultants, a cooking school, dance studios, health and medicine, internet sales, music, photography, public relations, real estate, software, wine, etc. These licensed businesses all contribute to the economic diversity of the Village as well as the Village's tax base.

The gross receipts taxes generated by commercial development pay for about half of the Village services: fire, police, recreation center, library, animal services and Village offices. Property taxes pay only a small part. As the Village grows, more revenue will be needed to maintain these services. Having a strong tax base will ensure that the Corrales government can provide necessary services, a more independent community; and will ensure a viable local economy.

GOAL:

Encourage appropriate commercial and professional office development within the designated commercial zone and appropriate home occupancy businesses.

OBJECTIVES:

- 3.2.1 Encourage commercial and professional office and home occupancy business development in Corrales in order to further develop a diverse revenue source.
- 3.2.2 Assure that commercial and professional office development in the Village is accomplished in a manner that complements the character of the Village.
- 3.2.3 Enhance the architectural character and appearance of the central commercial area on Corrales Road.
- 3.2.4 Enhance the sense of community and economic vitality of the Village by attracting appropriate businesses.
- 3.2.5 Establish commercial and professional office development standards and regulations that are consistent with characteristics and scale of neighboring structures.
- 3.2.6 Insure that the planning and zoning process and decision making is consistent with current land use ordinances for commercial and professional office development and home occupancy businesses.
- 3.2.7 Enhance the central commercial area on Corrales Road by integrating public facilities, municipal facilities, and commercial activities, with public parking, public restrooms, and other amenities.
- 3.2.8 Provide safe, pedestrian friendly pathways in the Corrales Road commercial area.
- 3.2.9 Ensure that appropriate access is constructed to streets, roadways, and trails within the northwest commercial area of the Village.

POLICIES:

- 3.3.1 The Village should cooperate with the business community to help promote existing businesses and encourage new and appropriate commercial development within the commercial and professional office areas.
 - A. The Village should create an economic development plan.
 - B. Properties in the designated commercial areas should allow existing permissive uses consistent with existing land use ordinances.
 - C. The commercial and professional office zones should not be expanded or moved.

- 3.3.2 The Village should work with Rio Rancho to ensure access to the far-northwest commercial area with developers for infrastructure in that area.
- 3.3.3 The Village should complete the Pathways Project.

Topic: Agricultural Land Use Preservation

Background: Over 95 percent of the respondents to the comprehensive plan public opinion survey agreed that agricultural fields and orchards were characteristics that made Corrales a unique community. This was the highest rate of response to any question on the survey. Although every Corrales Comprehensive Plan has highlighted the need to preserve the agricultural heritage of Corrales, it was only in 2000 that a successful farmland preservation program was created.

Corrales is characterized by numerous canals and irrigation features, which are utilized extensively in the Valley to support agricultural uses (Figure 5). One of the oldest irrigation facilities is the Corrales Acequia, excavated in the early 18th century, paralleling Corrales Road on the west side. More modern structures include the Harvey Jones Flood Control facility located in the northern portion of the Village and the concrete lined channels of the Los Montoyas Arroyo and its tributary arroyo, Lomitas Negras.

The Farmland Preservation Committee was formed to manage a conservation easement program. With funds from the Scenic and Historic Byway program, the Department of Agriculture's Farm and Ranchland Protection program, and a successful local bond issue, conservation easements on 28 acres in the Corrales valley were purchased by the Village and conveyed to the New Mexico Land Conservancy who administers the easements. The Committee is still in operation and funds remain to purchase additional easements. The estimated amount of farmland in use and potential farmland was less than 550 acres in 2008 out of a total of the roughly 7,043 acres within the Village limits.



GOAL:

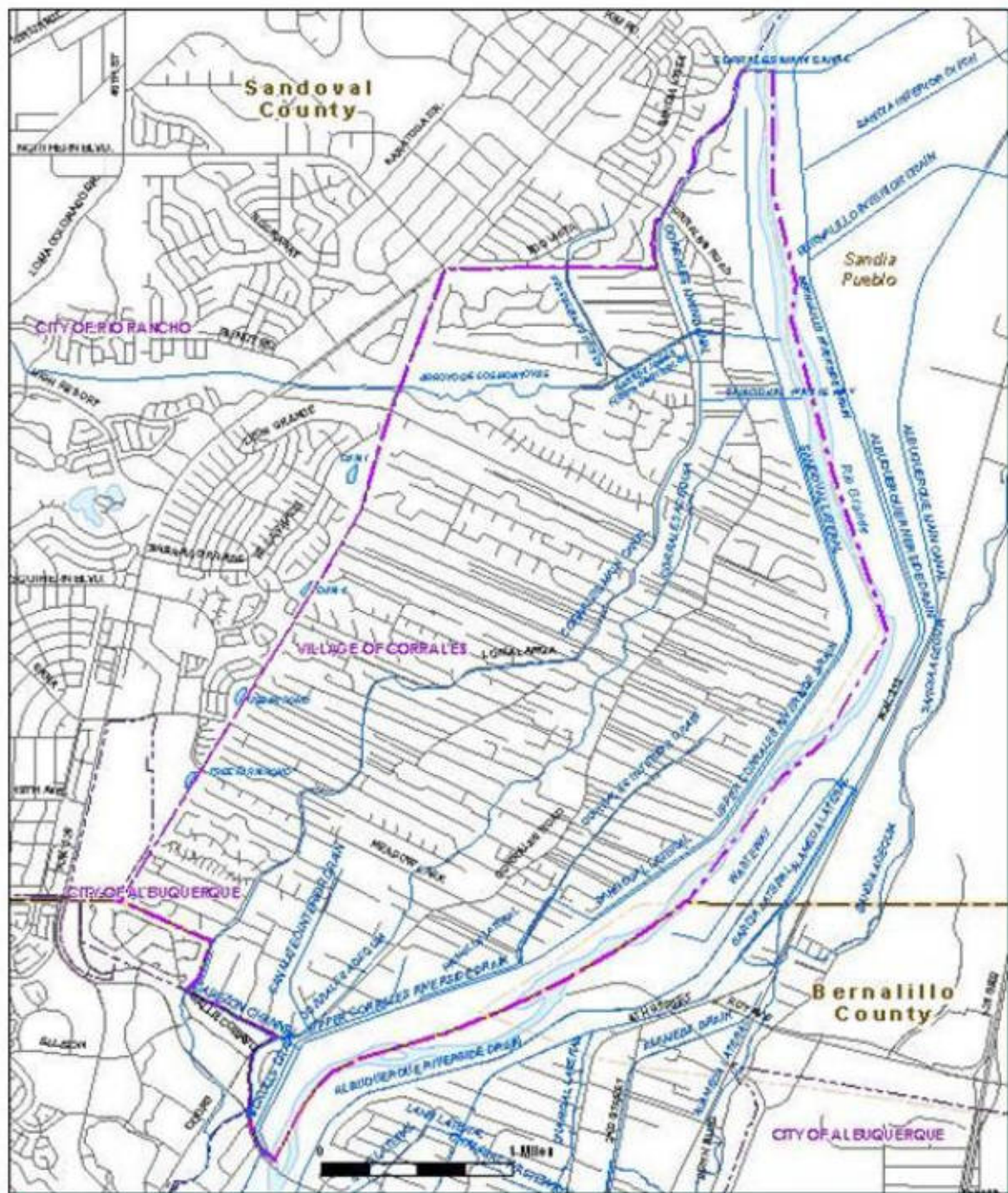
Encourage the preservation of agricultural land uses, such as farming, animal husbandry, and features which contribute to the rural atmosphere in the area.

OBJECTIVES:

- 4.2.1 Assure property owners that agricultural activity within the Village can and will be accommodated.
- 4.2.2 Encourage both residential and non-residential development in the Village which preserves farmland and agricultural activities.
- 4.2.3 Encourage the Village's acquisition of land and interests in land for the preservation of agricultural use.

POLICIES:

- 4.3.1 The Village should develop and support incentives and programs to preserve agricultural land use including:
 - A. Creation and encouragement of residential zoning conditions which secure farmland preservation through recorded plat.
 - B. Support the adopted Right to Farm ordinance paralleling the State of New Mexico's Right to Farm Act of 1983.
 - C. Development of local agricultural outlets.
 - D. Preservation of the ditch irrigation system to help promote agricultural production.
 - E. Establishment of an Agricultural Board to coordinate local agricultural programs and to develop and oversee an educational program for promotion of agricultural preservation through the Farmland Preservation and Agriculture Commission.
 - F. Provision of conservation easements through the Farmland Preservation and Agriculture Commission.
 - G. Support for reduced property assessment program for agricultural land.
 - H. Village should maintain the Equestrian Advisory Committee and support the keeping of equines and other livestock in Corrales for personal use. Support equestrian activities and training, breeding and instructional businesses throughout the Village.
- 4.3.2 Encourage land owners and developers to use fruit trees and other agriculture plants and landscaping options.



Source: Middle Rio Grande Conservancy District, MRCD.

Figure 5
Drainage and Irrigation Facilities

*Village of Corrales
Comprehensive Land Use Plan*



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

Topic: Open Space

Background: Available Open Space is limited and becoming less available as more homes are built in the Village. Large parcels of land in the Village are disappearing. There are approximately 990 acres of vacant, undeveloped lands and another 545 acres of land in agricultural use within the Village boundaries (excluding the Bosque Preserve and public rights-of-way). This is equivalent to almost 28 percent of the total developable acreage in the Village.

There is an overwhelming support by citizens for increased open space through acquisition and protection based on the results of the opinion survey distributed to all households in the Village of Corrales; and there appears to be recognition that more open space enhances the possibility for wildlife to cohabitate with Village residents.



The Village Open Spaces include Farmlands held in trusts, the Arroyos, the Sand Dunes (approximately 20 acres), and Escarpment areas along the Thompson Fence Line (between Rio Rancho and Corrales). It should be noted that all land in Corrales is privately or publicly owned and zoned for a specific use. Any open space today has a zone designation and the Village's ability to create open space entails the conversion of space otherwise designated.

GOAL:

Protect open space.

OBJECTIVES:

- 5.2.1 Preserve public natural resources such as:
- The Farmlands - open fields and orchards
 - The Arroyos - natural drainage
 - The Sand Dunes - unique natural formations
 - The Escarpment - selected areas along the Thompson fence line
 - The Bosque Preserve
- 5.2.2 Identify other public open space where desirable and possible.

POLICIES:

- 5.3.1 The Village should pursue viable options for dedication, acquisition and preservation of open space.

- A. The Village should establish equitable means of distributing the costs for the acquisition and maintenance of open space throughout the Village to all residents.
- B. The Village should deposit cash from the above source into a fund for acquisition and management of open space. This fund should also be established as a trust to which individuals and corporations may donate tax deductible contributions for open space.
- C. The Village should spend public monies where necessary and appropriate and actively seek State, Federal and private grants to acquire open space.
- D. The Village should support state legislation enabling conservation easements transferable development rights or other legislative mechanisms in order to preserve open space.
- E. The Village should actively seek State, Federal and private grants for Open Space management.
- F. The Village should consider support for tax incentive programs for wildlife habitat.

5.3.2 The Village should develop methods for preserving the natural arroyos.

- A. Through land development, arroyos should be maintained in a natural state for conveyance of historical storm water.
- B. Motor vehicles of all types should be prohibited by ordinance from utilizing public arroyos.
- C. The minor arroyos should be managed by private owners once the adjoining land is developed in accordance with approved drainage plans that conform to a master drainage plan for the Village.

5.3.3 The sand dunes should be maintained in a natural state, with prohibitions placed on vehicular use, sand hauling, trash dumping, and other disruptive activities.

5.3.4 The sand dunes should be tied into a network of open space via the Los Montoyas Arroyo.

5.3.5 The Village should establish a specific fund for open space management and recreational area development.

- A. Major acequias, laterals, and drains should be preserved as open space.
- B. The Village should actively seek state, federal, and private grants for open space management and recreational facility development.

Topic: Transportation and Circulation

Background: The Village streets are a combination of public rights-of-way and private street easements. There are over 48 miles of private streets, mostly unpaved, and approximately 84 miles of public streets of which about 16 miles are graveled or unimproved surfaces (see Figure 6). Unpaved streets are subject to damage or erosion by heavy rains and day to day wear from traffic. The Village has a staff of four workers who maintain the Village's equipment, repair and maintain the Village Streets, and buildings. The Village does not have any heavy road maintenance equipment, but can have access to the equipment owned by Sandoval County.

There are two major streets that provide north and south travel through the Village: Loma Larga, an improved street owned and maintained by the Village, and Corrales Road, a New Mexico State Scenic Byway owned and maintained by the State. Likewise there are two major streets that provide east and west travel through the Village, Meadowlark and the northernmost portion of Corrales Road. All of the local residential streets in the Village access these major streets. Corrales is a commuter community due to the high proportion of home-to-work trips to destinations outside the Village. As a result, there are relatively congested peak periods of traffic flow on those major streets in the Village.



The Village embraces night sky initiatives and the great majority of streets are not lighted. Currently, there is a concern about the safety and effectiveness of traffic calming devices, such as speed bumps, which would seem to cause delays in emergency response times. Coordination with police, fire, and rescue responders is encouraged when considering traffic calming devices.

The Village requires that new housing developments construct paved streets to provide access and service to the development. The Village also mandates that the streets must have a five foot easement to be used for trails on each side of the new street or a single ten foot easement on one side of the street. The developer must construct the trails to Village standards. These easements are intended for bicycle trails, footpaths, or equestrian trails. There are instances of encroachment into the easements along some of the established Village streets, which poses a danger to pedestrian, bicycle, and equestrian circulation. Where encroachment does exist, there is a concern about potential vehicle-related accidents and liability issues.

GOAL:

The Village should have a system of streets, roadways and trails which is environmentally sound and appropriately scaled to the needs, safety, and lifestyles of its residents.

OBJECTIVES:

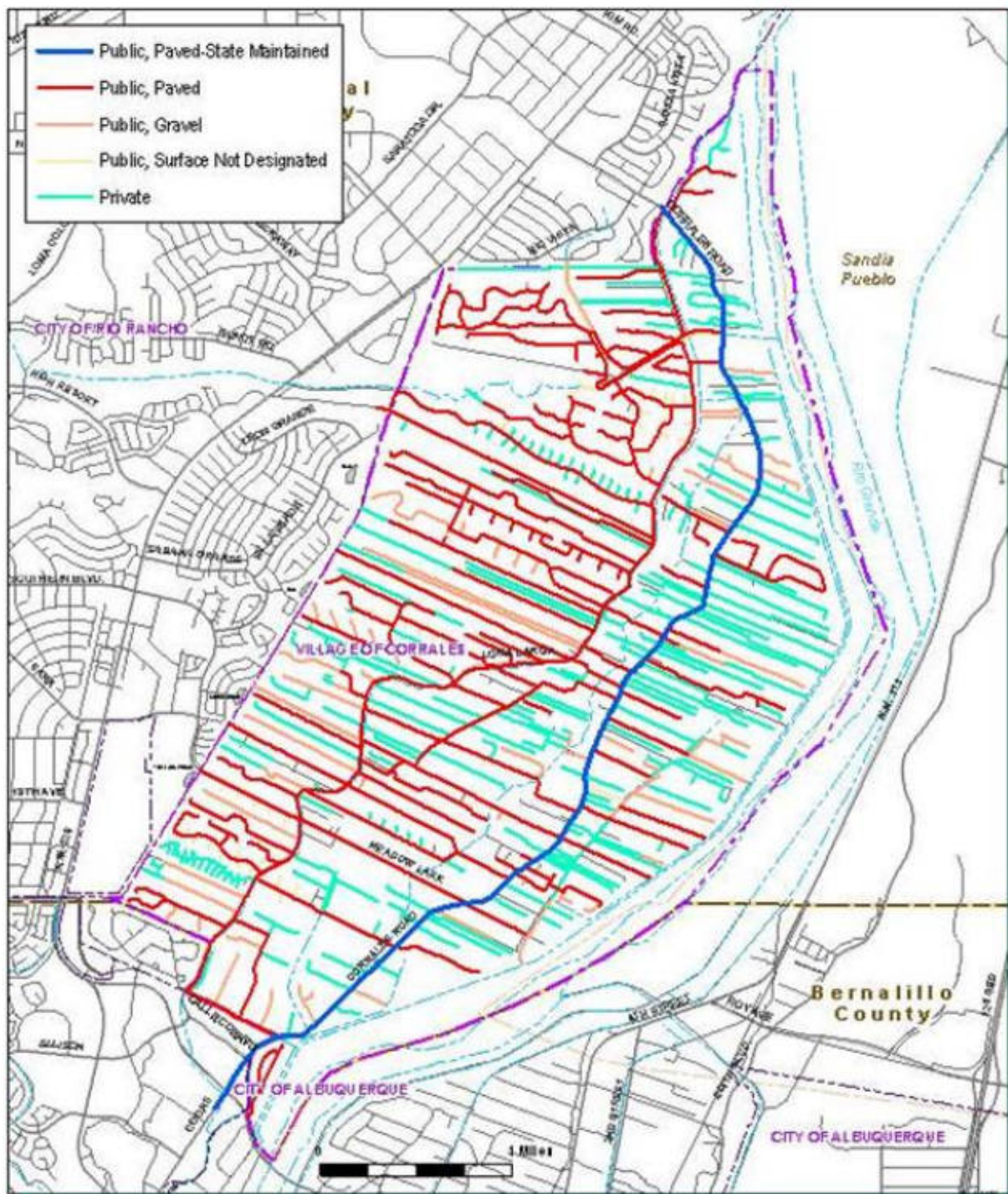
- 6.2.1 Provide safe and effective movement of traffic throughout the Village.
- 6.2.2 Minimize pollution caused by vehicles to all parts of the Village, by slowing traffic, encouraging car pooling, and using mass transportation.
- 6.2.3 Provide appropriate, safe and effective entry to and exit from all parts of the Village for Corrales operated emergency vehicles and those other jurisdictions responding to emergencies in support of Corrales.
- 6.2.4 Provide safe routes for emergency evacuation of the Village, and coordinate their use with applicable emergency response routes into the Village.
- 6.2.5 Maintain publicly dedicated streets.
- 6.2.6 Provide streets wide enough to allow easy implementation of transportation Innovations in the future.
- 6.2.7 Allow for and maintain, a network of trails for walking, cycling and equestrian use linking all parts of the Village.
- 6.2.8 Establish a mass transportation system that will be capable of transporting residents of the Village to and from all parts of the Village.

POLICIES:

- 6.3.1 The Village should maintain an official Long Range Street System Plan which includes the classification of all streets and the location of existing and proposed streets, and minimum design standards.
- 6.3.2 The Long Range Street System Plan should be accompanied by an annual updated Street Improvement Plan which established needs, priorities, and funding sources for Village street improvements on a scheduled basis.
- 6.3.3 The Village should develop projects and work with the Long Range Street System Plan and with the New Mexico State Highway and Transportation Department (NMDOT) on enhancement of the Corrales Road.

- 6.3.4 To establish and maintain an Emergency Vehicle Access and Evacuation Team that will insure emergency response vehicles will have unimpeded access to or from the Village, without traffic control devices, such as speed bumps, which could slow the response or evacuation time, further injure ambulance patients, or damage the vehicles. Other methods such as landscaping, and traffic circles should be considered in their stead.
- 6.3.5 To establish and maintain a Mass Transportation Facilitation Team that will insure that Corrales residents will be able to avail themselves of the various transportation services available in the surrounding communities.
- 6.3.6 Enforce the rights of way provisions for cyclists, equestrians, and motor vehicles.





Source: Village of Corrales, MFCOG.

Figure 6
Roadway Status

Village of Corrales
Comprehensive Land Use Plan



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Council of Governments
808 Copper Ave. NW
Albuquerque, NM 87102
505-247-1760

Topic: Community Services and Public Facilities

Background: The Village provides several community services that include a library, a park, a skateboard park, tennis courts, a public pool, basketball court, trails for pedestrians and equestrians, bicycle rights-of-way, a recycling center, and dedicated animal control specialists. Corrales is part of the Albuquerque Public School System which provides schooling to children who live in Corrales. The Village has an elementary school within the Village, while middle school and high school students are bussed to nearby schools. Sandoval County provides a senior center, with activities, lunches, games, etc. The Village enjoys a fall festival, numerous “art in the park” shows, a Christmas parade, a Fourth of July parade, and numerous other events. Volunteerism is very popular in the Village and the majority of the events in the Village are managed or facilitated by volunteers.



The Village maintains a Fire Department with two firehouses, both manned 24 hours a day; and employs a full time paid staff of eight fire fighters with an additional sixteen volunteers. Their equipment includes pumpers, and tanker trucks as well as medical emergency response vehicles. The Village does not have a municipal water system; therefore there are no fire hydrants in the Village so the tankers are the only means of transporting water to fires.

The Village has four water towers located throughout the Village. While fighting a large or difficult fire, the tankers may have to return to the water towers to refill. The weight of a full tanker truck is a concern because many of the Village streets are not constructed to accommodate rapid response by such heavy vehicles. Traffic calming obstructions are also considered a problem for emergency response. The pumpers have the ability to draw water from the tankers, irrigation ditches, swimming pools, or other open water sources, although the irrigation canals are empty during winter months.

The Village does not have a hospital or urgent care facility. Residents are dependent on ambulances for transport of individuals who are in need of medical care. There are reciprocal agreements between Corrales and the surrounding municipalities which insure that each department will assist the others when needed. The fire, emergency response vehicles, ambulance equipment, and radio systems of each department are fully compatible with the others. The Village has one of the most experienced police forces in the state, with 18 full time officers.

The Village contracts for solid waste collection (roadside pick-up) and disposal in a sanitary landfill. Also, there is a recycling center serving residents of the Village as well as the surrounding communities.

Nearly all of the community facilities are concentrated along Corrales Road in the southeast section of the Village as indicated on the Community Facilities and Historic Sites Map (Figure 7).



GOAL:

The Village should provide services which support public safety, and enhance the community's lifestyle and character. Facilities necessary to carry out these services will be built and maintained.

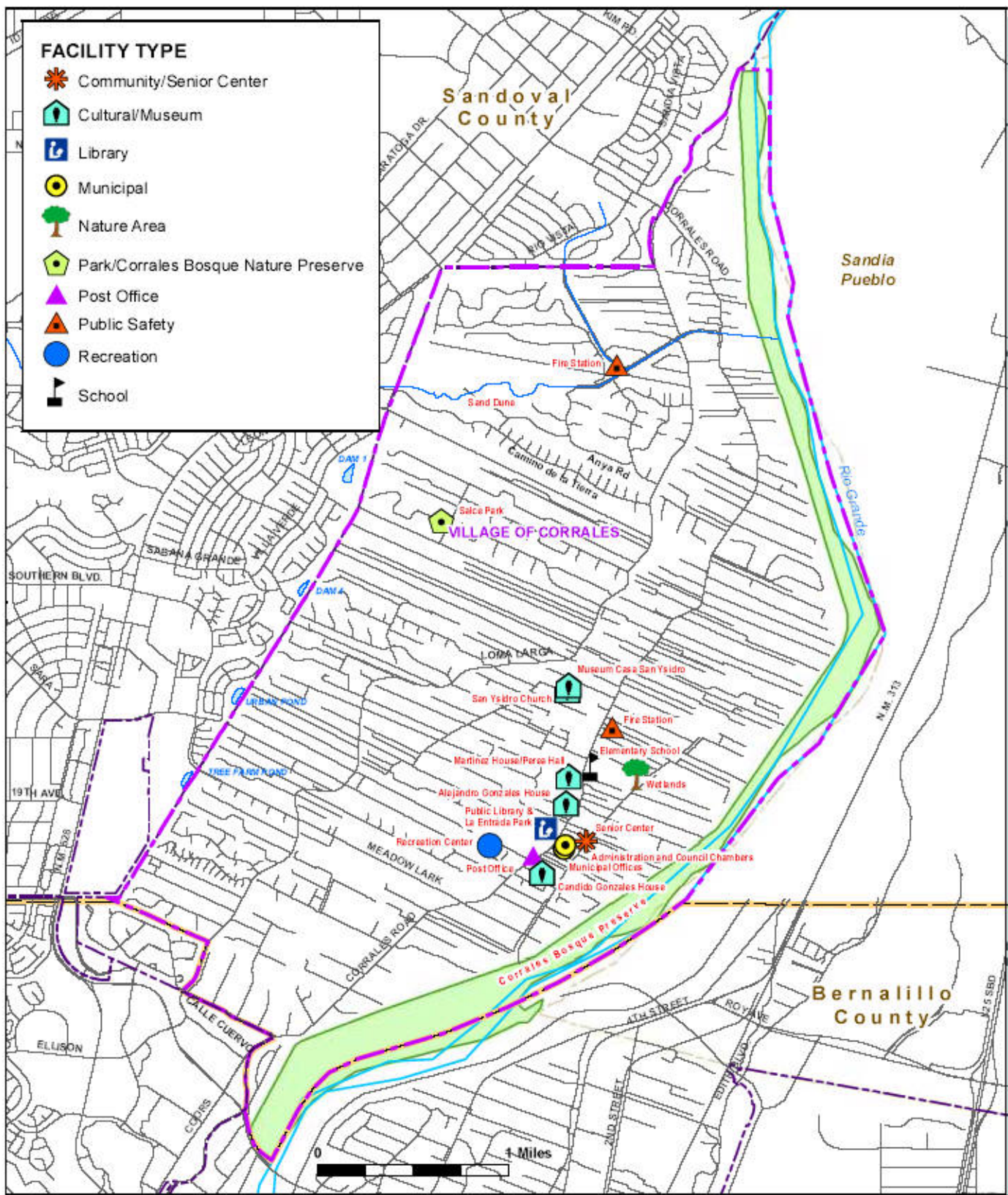
OBJECTIVES:

- 7.2.1 Enhance the life of the Village residents without creating an unaffordable public works program.
- 7.2.2 Provide facilities which serve all segments of the community and reflect the diversity of age, family organization, and social, cultural and recreational needs of the citizens.

POLICIES:

- 7.3.1 The Village should establish equitable means of distributing the cost of creating and maintaining public services and facilities.
- 7.3.2 The Village should provide police, fire, and rescue services as currently organized within the Village.
- 7.3.3 The Village should establish a public safety committee that would include all Village emergency response organizations, and have the responsibility to insure that village residents can be assured that emergency response to fires, accidents, and other emergency situations will be quickly and not encumbered by obstructions that can slow the response or disable the responding vehicles.
- 7.3.4 The Village should continue the support for the Corrales recycling center, and consider the monetary and social advantages, self supported center for recycling within the Village.
- 7.3.5 The Village should maintain and continually update a disaster preparedness plan.
- 7.3.6 The Village should maintain an animal control program to preserve the health and safety of the citizens.





Source: NM Hist. Pres. Div, Dept. of Cultural Affairs; MRCOG.

Figure 7
Community Facilities and
Historic Sites

Village of Corrales
Comprehensive Land Use Plan



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

Topic: Natural Environment – Water and Waste Management

Background: As Corrales' population has grown, there has been increasing concern to protect the unique environment of the Village. In the 1980s, laws were passed by the Village to control excessive noise and to require removal of junk cars. Regulations passed in the last ten years encourage xeriscaping, require compliance with the New Mexico Night Sky Protection Act, establish a Village Recycling program, and create a program to recognize and protect heritage trees. In recent years the Village made an intensive study of waste water disposal and a final report has been submitted to the Village Council.

Corrales is unique for a municipality of its size because residents are not served by centralized community water and wastewater systems. The developed properties typically contain individual domestic wells and on-site wastewater disposal systems (i.e., septic tanks). Lot sizes are generally sufficient to accommodate these individual systems, but the cumulative effects on the area's groundwater quality over time are unknown. Based on the 2007 public opinion survey, there is support for community water/wastewater systems in the commercial business area of the Village.

Corraleños must be good stewards of the water that sustains both the Village and our neighbors by understanding that potential localized water problem areas in the Village require comprehensive solutions dependent upon use of the land, soil types, and depth to ground water.

Because of its location between the Rio Grande and the escarpment to the west, the Corrales Valley has been subjected to floods either from the river or the arroyos coming off the mesa. Significant areas of 3 to 16 percent slope on the escarpment are shown on the Slope Map (Figure 8) and decreases to 1 to 2.99 percent, eventually dropping off to slopes of 0 to .99 percent in the valley.

To address flooding problems, a number of flood control structures have been constructed in the City of Rio Rancho and the Village of Corrales by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) and earlier agencies responsible for flood and storm water control. The sites of flood control structures are shown on the FEMA Special Flood Hazard Areas Map (Figure 9).



The Federal Emergency Management Agency (FEMA) flood zone designations are indicated on the FEMA Map (Figure 9). Corrales has been designated with six types of zones: Zone A, Zone AE, Zone AE-Floodway, Zone AH, Zone AO and Zone X. In Zone A, no detailed hydraulic analyses have been performed; therefore no base elevations or flood depths are shown. For Zone AE, the base flood has been determined. Zone AE – Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance

flood or 100-year flood can be carried without substantial increases of flood heights. Zone AH is characterized by flood depths to 1 to 3 feet (usually areas of ponding); while Zone AO is characterized by flood depths to 1 to 3 feet (usually sheet flow on sloping terrain).

The majority of Corrales is designated as Zone X, and is shown as the shaded area on the FEMA Map. Zone X may be subject to flooding less frequently than a 100-year flood, is not considered to be in a Special Flood Hazard Area (SFHA), however, the Village is still threatened by floods via flood control failure or by river flooding. SFHA are defined by FEMA as the area that will be inundated by the flood event having a 1-percent chance of being equalled or exceeded in any given year. For more detailed information concerning FEMA special flood areas, check the official FEMA maps.

GOAL:

Protect the environment whenever and wherever possible.

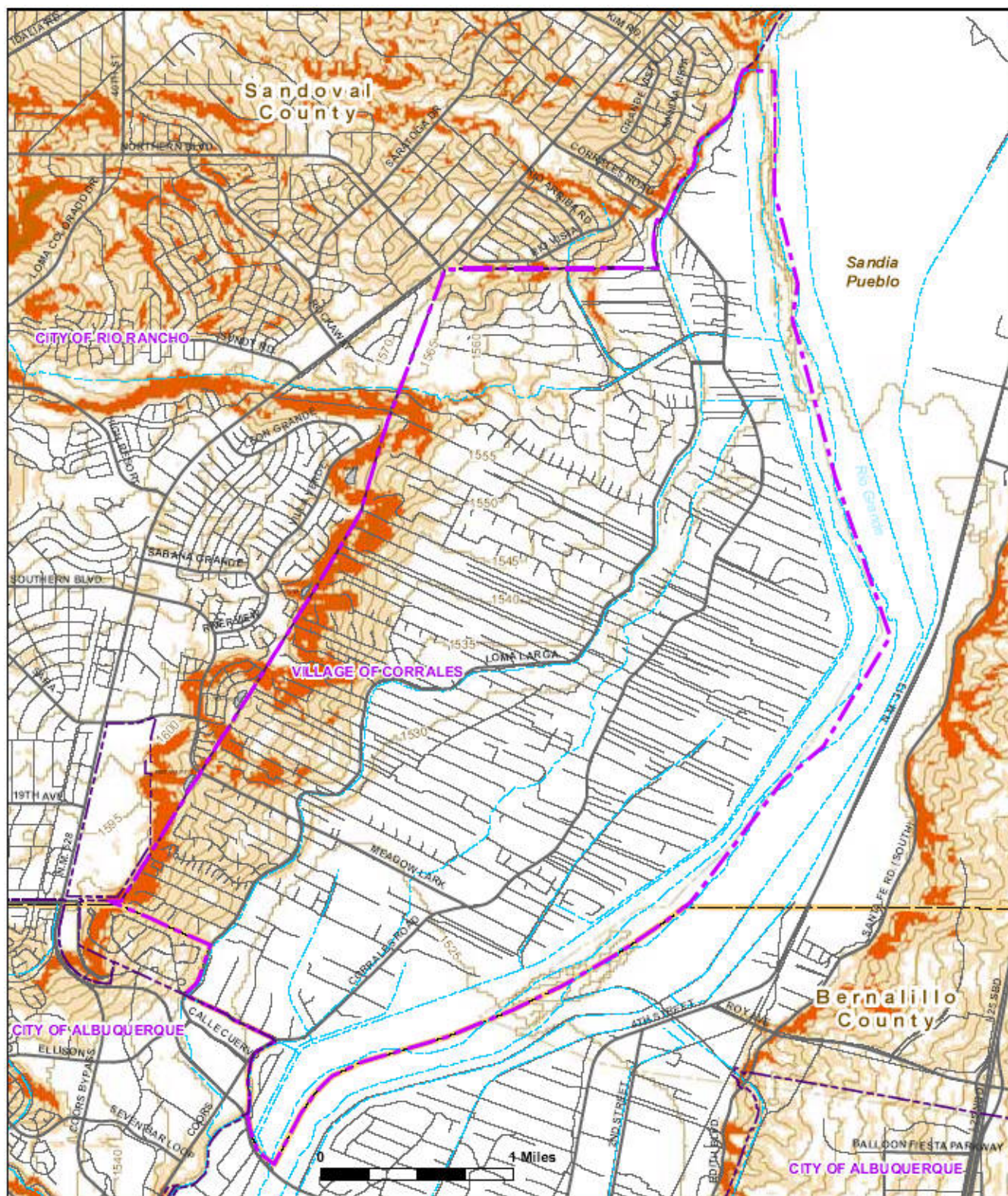
OBJECTIVES:

- 8.2.1 Ensure a sustainable water supply for domestic, agricultural and commercial uses.
- 8.2.2 Protect and improve the quality of groundwater and encourage its conservation.
- 8.2.3 Maximize recycling of solid waste.
- 8.2.4 Protect air quality.
- 8.2.5. Minimize noise and visual pollution.
- 8.2.6. Protect the night sky from light pollution.
- 8.2.7 Preserve and protect the natural environment whenever possible.
- 8.2.8 Minimize Village energy use and incorporate alternative or renewable energy when feasible.
- 8.2.9 Encourage the persistence of the current water system of water rights, usage and the safeguarding of potable water.

POLICIES:

- 8.3.1 The Village Governing Body and residents should not reduce one and two-acres lot size rules based on wastewater and water management practices.
- 8.3.2 Develop a waste water management plan for the Village that is appropriately scaled, consistent with applicable regulations, cost effective, and for which the cost is equitably distributed.
- 8.3.3 Encourage Village residents and businesses to conserve water supply quality in all uses and circulate information on how to do so.
- 8.3.4 Require water conservation by all departments of the Village government.
- 8.3.5 In non-agricultural planting, encourage xeriscaping and the use of plants native to the middle Rio Grande Valley.
- 8.3.6 Support and expand the existing solid waste recycling program.
- 8.3.7 Encourage plans to reduce air pollution.
- 8.3.8 Enforce existing lighting regulations.
- 8.3.9 The Village should address problems resulting from existing land platting which is incompatible with public safety and quality residential development.
 - A. The Village should identify areas where potential for groundwater contamination exists, and institute a systematic testing program.
 - B. The Village should restrict development in areas where pollution of groundwater is found. The Village should require New Mexico Environment Department approval for liquid waste disposal systems prior to granting a Village development permit.
- 8.3.10 The Village should identify areas where potential for contamination exists, and institute a systematic program for management problems.





Source: USGS, National Elevation Dataset, NM; MR COG.

USGS National Elevation Dataset (NED)

Percent Slope

0 to 0.99%

1% to 2.99%

3% to 16%

NED 5 meter contour interval labeled in meters

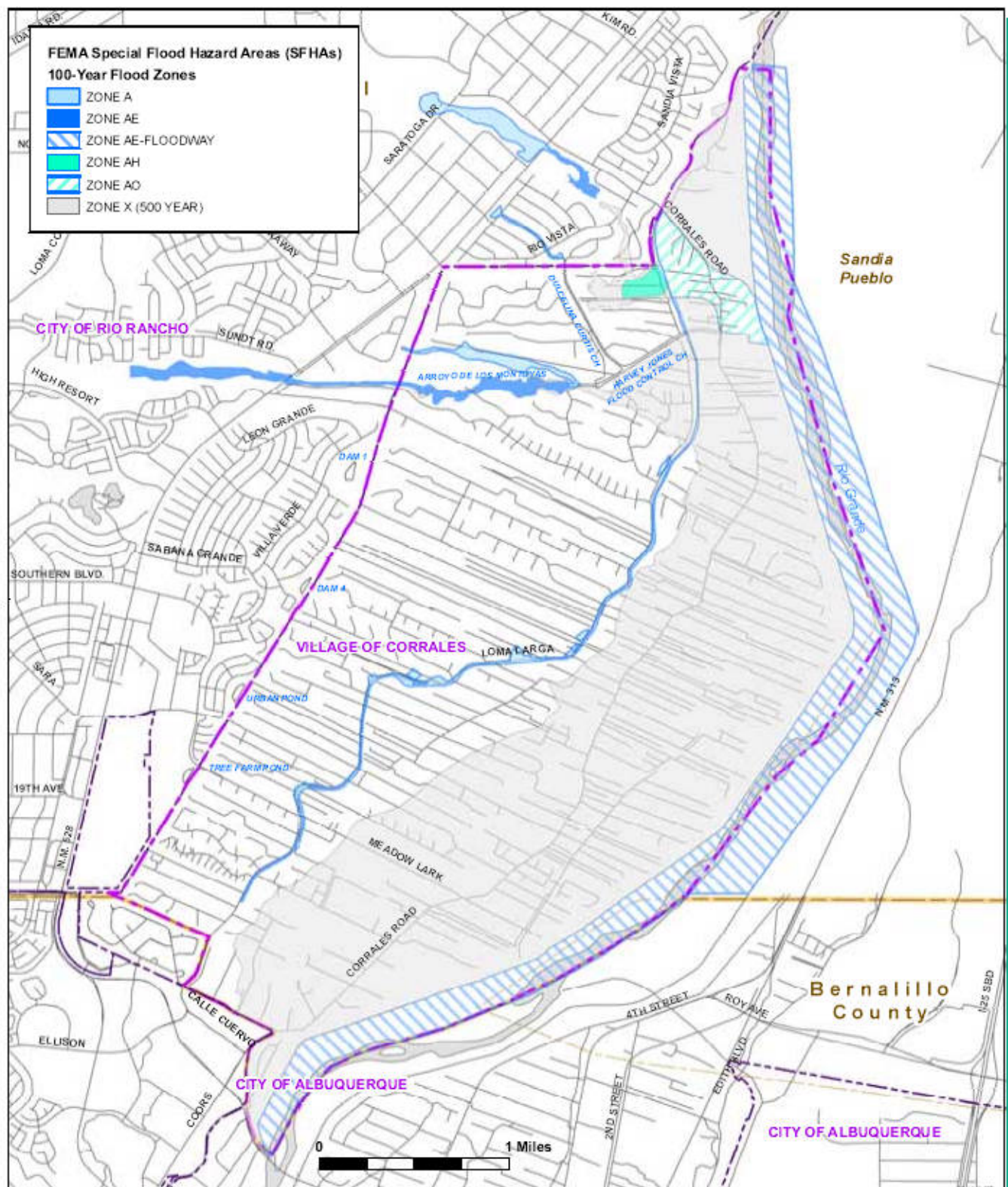
Corrales Municipal Limits
Other Municipal Limits

Figure 8
Slope

Village of Corrales
Comprehensive Land Use Plan



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Source: FEMA, FIRM, Sandoval County, NM, Preliminary 8/31/2006.

Figure 9
FEMA Special Flood Hazard Areas

Village of Corrales
 Comprehensive Land Use Plan



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 505-247-1750

Topic: Parks and Recreation

Background:

The facilities of the Parks and Recreation Department within the Village of Corrales have been continually developed over the last 15 years. Many citizens of all ages utilize the services the Recreation Center has to offer. In the past the focus has been on youth oriented activities, but in recent years, this has shifted to a more rounded offering for citizens of all ages, interests, and abilities.

The facilities of the Recreation Center now include a jogging path, a fishing pond, a gymnasium, a swimming pool, basketball and tennis courts, a state-of-the art Skate Park, several recreation fields and an Equestrian Center. The Parks and Recreation Department has made every effort to offer a wide variety of activities that include fishing lessons, swimming lessons, including a summer swim team and water polo team, T-Ball, Jr. NBA/Jr. WNBA youth basketball leagues, soccer leagues, and flag football, to name a few. All told, the property currently encompasses seventeen (17) acres of multi-use options.



In addition to the Recreation Center property, the Parks and Recreation Department provides space for a local Grower's Market.

In the center of the Village resides another property in the form of La Entrada Park. La Entrada is comprised of approximately 3 acres of grassy space and 100-year old cottonwood trees, as well as an area with playground equipment. La Entrada hosts several events throughout the year including Art-in-the-Park, the annual Easter Egg Hunt, and various entertainment programs and festivals, such as the Corrales Harvest Festival.



Parks and Recreation also facilitates the usage of many properties and offers additional recreational opportunities through various clubs, associations, and civic organizations.

GOALS:

- 9.1.1 To provide recreational opportunities for the residents of Corrales.
- 9.1.2 To evaluate current and future properties for recreation purposes.
- 9.1.3 To maintain open space respecting the uniqueness of Corrales and its residents.

OBJECTIVES:

- 9.2.1 To promote awareness and encourage the use of recreation facilities and parks within the Village.
- 9.2.2 To continue to develop recreational facilities for multi-use purposes.
- 9.2.3 Determine whether additional land, such as Salce Park should be developed as recreation facilities.
- 9.2.4 To integrate recreational properties throughout the Village with the Trail System where possible.

POLICIES:

- 9.3.1 The Village will continue to investigate whether there is a demand for additional recreational facilities within Corrales, including but not limited to additional open space, parks and recreation sites.
- 9.3.2 The Village will continue to investigate the need to obtain additional properties for recreation purposes.
- 9.3.3 The Village will continue to educate the residents of Corrales regarding the positive aspects of physical activities and recreational amenities.
- 9.3.4 The Village will continue to assess the citizen's interests in recreational needs and facilities throughout Corrales either by survey or census.
- 9.3.5 The Village will continually update the long-range goals and plans for the Parks and Recreation Department and integrate them into the overall Comprehensive Plan for the Village.

Topic: Trails

Background: As reflected in the results of the opinion survey distributed to all households in the Village of Corrales, the importance of walking and riding trails were among those characteristics and features receiving the highest level of agreement among respondents.

Riding trails facilitate the activities of equestrians, which has long been a defining characteristic of the Village. Bicycle trails have been added in the recent decade to reflect the desire of residents for a safe, enjoyable means of healthy exercise and alternative modes of transport. Walking trails promote peaceful, healthy activities in the Village.



The Bikeways Map (Figure 10) identifies the location of existing and proposed bikeways in the Village. There are three classifications of bikeways: trail, lane and route. A bike trail is typically closed to automotive traffic. Currently, there is one designated bike trail in Corrales, which is located along the west escarpment. A bike lane is a portion of the street with a designated lane for bicycles. Loma Larga Road provides the only designated bike lane. A bike route is defined as a linking street where cars and bicycles share the street, and may be marked by signs. The north portion of Corrales Road is a designated bike route. There are also several east-west roads that are designated bike routes.

The promotion of well marked trails for all groups in the community expresses the interests of the Village. In order to achieve this interest, the Village is currently working with the National Parks Service to develop a Master Trails Plan for all users.

GOAL:

Establish a basic Village Trail system for bicyclists, walkers and equestrians to serve the entire Village and to contribute, through the use of the trails, to the enhancement of Corrales' unique rural character.

OBJECTIVES:

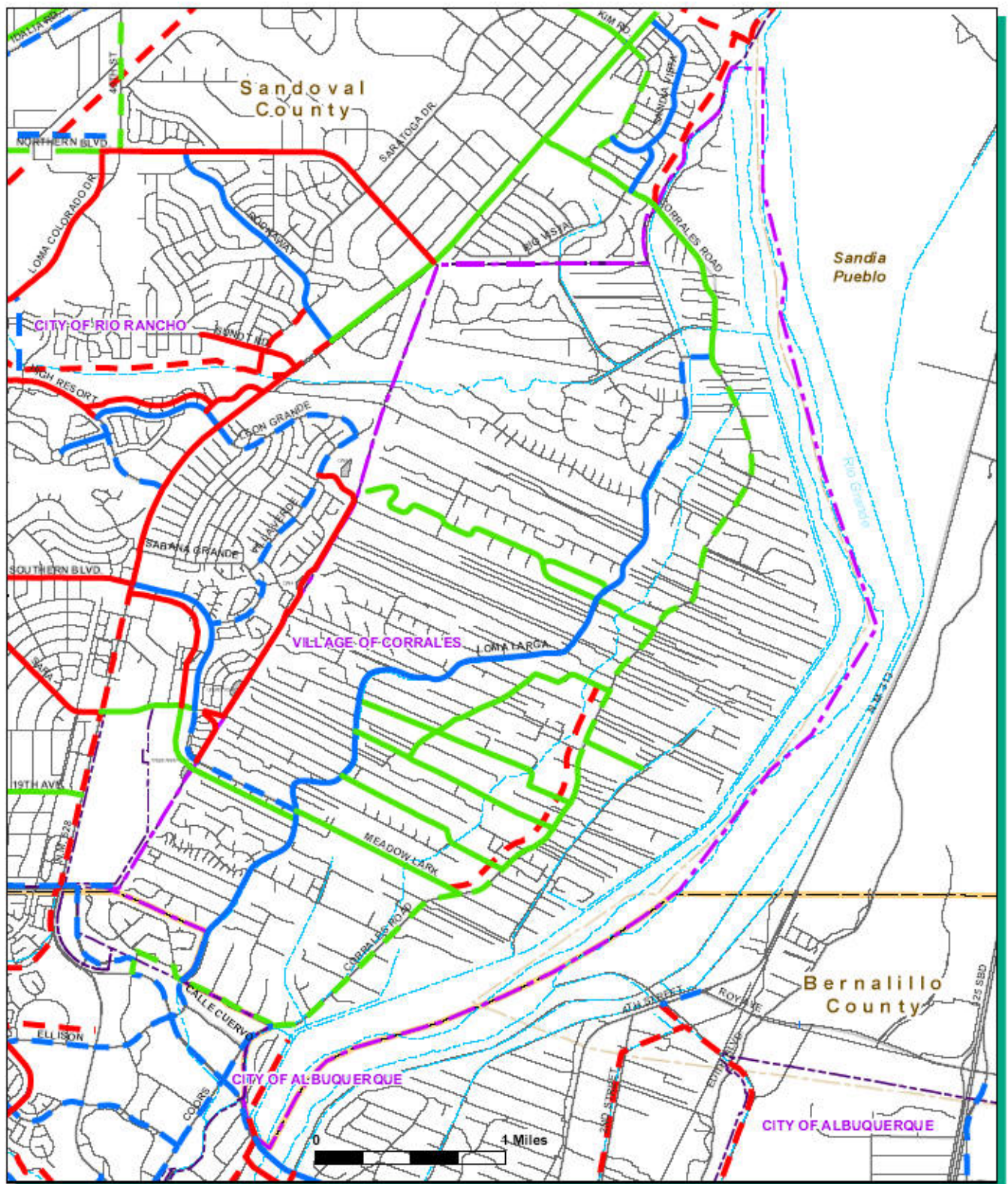
- 10.2.1 Promotion of alternate modes of transportation.
- 10.2.2 Facilitate cooperation with private developers to provide needed rights-of-way for new trail links.
- 10.2.3 Promote mechanisms to finance and maintain new and existing trails.
- 10.2.4 Provide trails for all types of users and accommodate the needs of the physically impaired.
- 10.2.5 Promote trails that are safe for all users.

POLICIES:

- 10.3.1 The Village should establish a system of trails to provide safe trails for walking, bicycling and equestrian use to points inside and adjacent to Corrales.
- 10.3.2 The Village should adopt a Master Trails Plan.
- 10.3.3 The Village should implement policies to promote evaluation of trail needs,
- 10.3.4 The Village should facilitate community-wide programs to educate and inform the citizens of the trails and their significance to the quality of life enjoyed in Corrales, and to educate citizens in the safe use of the trails.
- 10.3.5 Maintain the designation as a Safe Routes to School and Bike Friendly Community.
- 10.3.6 Maintain the bike lanes on Loma Larga and elsewhere to prevent the hazardous build up of dirt, tumble weeds, etc.
- 10.3.7 Provide for continued non-motorized access to the Bosque including pedestrians, bicyclists and equestrian.
- 10.3.8 Produce and maintain a current map of the trails in the Village
- 10.3.9 Implement signage that promotes safe walking and riding in the Village
- 10.3.10 Continue to explore the viability and appropriateness of a hard surfaced trail through the Village that is part of the Rio Grande Regional Trail.
- 10.3.11 Record and protect easements for trails. Enforce the rights of way provisions for cyclists, equestrians, and pedestrians throughout the Village.

- 10.3.12 Establish connections to other trails (e.g. the Rio Rancho/Corrales boundary, known as the Thompson Fence Line) and complete the Loma Larga Bike lane.
- 10.3.13 The Village should initiate cooperative agreements and/or understandings with other governmental agencies to share in the use of their properties to facilitate trail usage and development within Corrales.





Source: Long Range Bikeway System,
2030 MTP for the AMPA, MROCG.



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809 Copper Ave. NW
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505-247-1750

Existing Bikeways

- Existing Paved Trail
- Existing Lane
- Existing Route

Proposed Bikeways

- - Proposed Trail
- - Proposed Lane
- - Proposed Route

**Figure 10
Bikeways**

*Village of Corrales
Comprehensive Land Use Plan*

Topic: Bosque Preserve

Background: Situated along the Rio Grande, between the Village's eastern boundary and the eastern edge of Village private lands is the Corrales Bosque Preserve, nearly 700 acres of riparian habitat. The Corrales Bosque Preserve dates from the late 1970's when it was annexed by the Village of Corrales in an effort to halt wood cutting, livestock grazing, trash dumping, and other damaging activities. In 1980, it was declared a nature preserve and was formally designated as a preserve by ordinance of the Village on October 23, 1990. The Preserve is owned by the Middle Rio Grande Conservancy District, and is managed by the Village of Corrales.

GOAL:

Protect and manage the Corrales Bosque Preserve in order to preserve its natural character for the use and enjoyment of the public in such a manner as will leave it unimpaired for future use and enjoyment in its natural and protected condition.

OBJECTIVES:

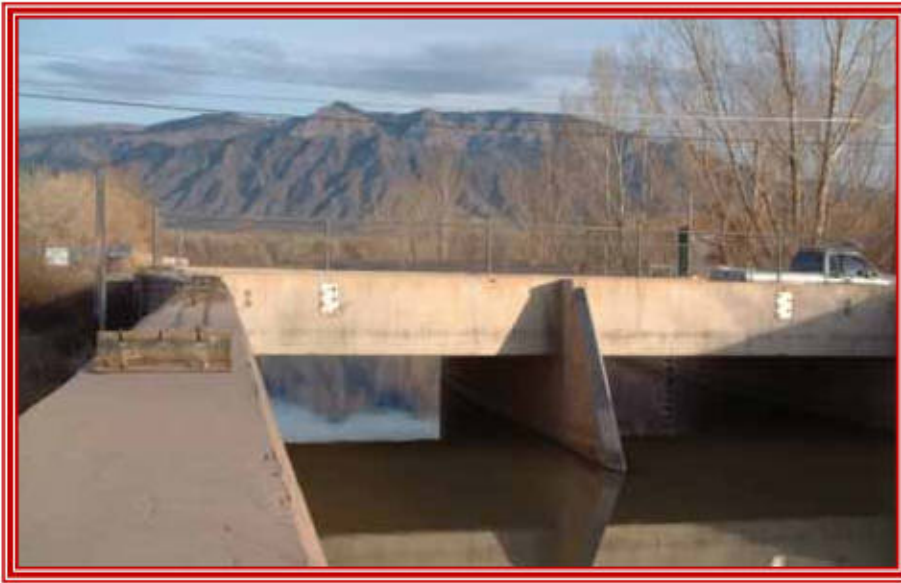
- 11.2.1 Protect for posterity one of the best remaining examples of Middle Rio Grande cottonwood forest.
- 11.2.2 Preserve significant habitat for migratory, resident and endangered species of plants and animals.
- 11.2.3 Provide opportunities for educational and scientific pursuits and for quiet, passive enjoyment of the natural area.
- 11.2.4 Provide an attractive model for the protection of natural values in urbanizing areas, in order to foster a beneficial change of regional environmental attitudes and customs.



POLICIES:

- 11.3.1 The Village should continue to abide by the terms of its agreement with the Nature Conservancy.
 - A. The Village should utilize the annual proceeds of the Conservancy's Corrales Bosque Endowment to help manage the Preserve.
- 11.3.2 The Village should carefully regulate uses of the Preserve.
 - A. Recreational facilities such as picnic tables, fire pits, and campground or sports fields should not be constructed or installed in the Preserve.
 - B. The Preserve should not be used for commercial ventures, outdoor concerts or musical events, large social functions, meetings, rallies or sports events.
 - C. Biological manipulation within the Preserve, including the application of pesticides or herbicides, should not be undertaken except upon consultation with a biologist working with the Corrales Bosque Advisory Commission. A biologist should be called upon from time to time to evaluate the condition of the Preserve and recommend actions that might be taken to conserve the natural environment.
 - D. The Village should communicate with and cooperate to the fullest extent possible with those governmental agencies whose operations may affect the Preserve, in order to ensure that their actions will not inadvertently infringe on Village authority or conflict with Village policy for management of the Preserve.
- 11.3.3 The Village should continue to limit access to the Preserve, especially motorized access.
 - A. Except as may be essential for access to the area by fire and rescue vehicles, the Middle Rio Grande Conservancy District should be encouraged not to construct any additional vehicular crossing over any of the irrigation or drainage ditches in the Preserve.
 - B. Gates and fencing erected should be of such a design that they will prevent all unauthorized vehicular access.
 - C. Except for service roads along the irrigation and drainage ditches and atop the levee, roads should not be permitted in the Preserve. Particularly, the Village should vigorously oppose the construction of any federal or state highway or paved trail through the Preserve.
- 11.3.4 The Village should take appropriate measures to ensure that development of lands adjacent to the Preserve is not in conflict with management and protection practices applied to the Preserve.

- 11.3.5 Recognizing the value of the Preserve and its levee system for flood control, the Village should ensure that flood control projects do not jeopardize the natural areas. When the Corrales levee is rebuilt, fill material should be brought in from other areas to avoid the digging of borrow pits in the Preserve.
- 11.3.6 The Village should ensure public availability of interpretive brochures describing the unique features of the Preserve, to serve as an aid to appreciation of the natural area and as a guide to its special features. The brochure should summarize the political and natural history of the Preserve and list the principle rules governing its use by the public.



IMPLEMENTATION

Implementation of a comprehensive plan is dependent on the initiatives and decisions by the governing body to carry out the various policy actions that are presented in the plan. All of the policy statements in the Corrales Comprehensive Land Use Plan are in the form of recommendations. Consequently, policy recommendations may be activated only to the extent that the Village has adequate resources and there is a demonstrated or urgent need for a specified action. Realistically, the Village may already be carrying out certain policies through current or on-going operations or programs. If used appropriately, the comprehensive plan is the principal reference document for planning and development decisions; and should be thoroughly reviewed and updated every five years or so to remain current and relevant to the community.

Establishing Priorities

It is the role of the Village governing body to define the priorities for implementing the comprehensive plan. Actions and decisions to implement policies and achieve the goals and objectives of the comprehensive plan must consider factors such as:

- overall costs (capital, operational, maintenance),
- staffing capability,
- organizational structure of the Village government,
- ease of implementation,
- time scheduling, and
- other policies of the Village governing body.

For purposes of identifying priorities for the policy statements presented in the Comprehensive Plan for the Village of Corrales, the members of the governing body were asked to assign a priority value for each policy statement based on the timing of implementation. For example, should the policy be initiated in the short-range (1 to 5 years), medium-range (5 to 10 years), or long-range (10 to 20 years)? For any policy that is already in effect, it could be labeled as an “on-going” policy to continue. Policy statements (“policies”) are intended to describe specific actions, projects, or programs to accomplish the goals and objectives of the comprehensive plan. A table of policy statements and priorities is provided in APPENDIX C. This table is a compilation or tally of the priorities expressed as a group by members of the Village governing body.

Implementation Strategies

The Comprehensive Plan presents the adopted goals, objectives, and policies regarding the future development of the Village. In order to put the Comprehensive Plan into motion, specific actions must be undertaken by the Village governing body as suggested or implied by the goals, objectives, and policies in the Plan. The priorities for carrying out policies will be determined by the Village governing body over time and in response to Village needs and opportunities. The table in APPENDIX C is intended to provide general guidance to the decision makers in carrying out the development policies of this Comprehensive Plan.

APPENDIX A
Interviews conducted by the
Corrales Comprehensive Plan Review Committee

Interviews conducted by the Corrales Comprehensive Plan Review Committee

[Note: the following is a list of groups and individuals who met with the committee and what issues and materials were discussed during those meetings]

The materials noted above and some additional information, including the 2002 report of gross receipts tax revenues, was collected by committee member Bob Borman in a CCPRC Resource Book. Mr. Borman resigned from the Comprehensive Plan Review Committee in early 2008 after tirelessly working with the committee for several months.

The Comprehensive Plan Review Committee also spent a considerable amount of time developing a wide-ranging Public Opinion Survey that was mailed to all residents residing in the 87048 zip code. A significant number of survey responses were received by the committee. Committee members as well as members of the Los Compadres de Corrales social and volunteer group spent several days tabulating and documenting survey responses. Their assistance was very much appreciated by the Comprehensive Plan Review Committee.

COMMITTEES AND INDIVIDUALS THAT ADDRESSED THE CORRALES COMPREHENSIVE PLAN REVIEW COMMITTEE JANUARY – JULY 2007	
January 29, 2007	Ed Boles and Ralph Martinez, 1996 Comprehensive Plan Revision Committee members – February 14, 1994 draft of 1996 Comprehensive Plan
February 26, 2007	Hoyt Hart, Goals Committee – Goals Committee Report; Larry Sjoberg, Recycling Committee; Judith Newby, Lodgers Tax Board – Lodgers Tax Presentation
March 19, 2007	George Nemeth, Parks and Recreation Commission; Sandra Brown, Bosque Advisory Commission – Hawks Aloft magazine, plan recommendations, two informational pamphlets; Wayne Kirby, Farmland Preservation Committee – completed Inquiry form, mission statement, information on conservation easements; Glen Young, Water Management Advisory Commission – Forty Year Water Management Plan
April 2, 2007	Andrew Burr, Sally McGrath, Nancy Bonadeo, Equestrian Advisory Board - suggestions
April 16, 2007	Tom Keleher, Bicycle/Pedestrian Advisory Commission – plan recommendations
May 14, 2007	Katie Eagan Deprez - Heritage Tree Committee Ordinance, brochure, Nora Scherzinger, Village Administrator – revenues, budget; Cyndie Tidwell, Planning and Zoning Administrator – 5-page response to land use questions
May 21, 2007	Pat Clauser, Terry Brown, Ignacio Cordova, Stuart Murray, Planning and Zoning Commission; Cyndie Tidwell, Jon Swedenburg, Planning and Zoning Staff
June 18, 2007	Lyn Siverts, Parks and Recreation Department; Tony Tafoya, Public Works Department
July, 2, 9, 30, 2007	Joe Quintana, Regional Planning Manager, Mid-Region Council of Governments
July 16, 2007	Dick Foote, Revenue Advisory Committee

APPENDIX B

Village of Corrales Demographics

Socioeconomic estimates and forecasts pertain specifically to population, housing, and employment. While the regional picture is critical, the unique benefit of MRCOG's estimates and forecasts is that they can be analyzed at small geographic levels. This is useful when looking at smaller areas such as the Village of Corrales, as growth and land use can be evaluated with fine detail.

2004 Estimate

Prior to the development of a forecast it is essential that a thorough inventory of current conditions is established. This is referred to as a "base year estimate", and serves as the foundation for the forecast. A 2004 estimate was created to serve as the basis for the 2030 Socioeconomic Forecast. The population and housing data were developed by updating the U.S. Census Bureau's 2000 data with locally maintained land use inventories, rural addressing files, aerial photography, planning and zoning development applications and the collection and geocoding (spatial address matching) of residential and commercial building permits from individual permit issuing entities in the region. The employment data was developed by geocoding individual employer locations from site specific data supplied by the New Mexico Department of Workforce Solutions.

2030 Control Totals

Prior to allocating growth to small areas, regional and county-level forecasts were established. County population forecasts are provided to MRCOG by the Bureau of Business and Economic Research (BBER) at the University of New Mexico. Regional employment forecasts are also based on forecasts from BBER, however BBER's employment forecasts are developed for the near term only. MRCOG supplements them with data from the New Mexico Department of Workforce Solutions and the Regional Economic Models, Inc. Policy Insight Model to create a regional 2030 employment forecast.

Small Area Forecasts

After establishing a base year estimate and large area control totals for the forecast, MRCOG engaged in a time intensive process of data collection in order to forecast growth in small areas. Substantial data collection occurred at face-to-face meetings, as MRCOG staff gathered with municipal planners, government officials, school facilities planners and major developers in the region. Other meetings were held with planning and consulting firms in order to gain clarification or assistance regarding specific projects. The public was also consulted at several public outreach meetings. Maps were created and edited according to participant responses regarding current land use, the location of current or near term development, and what might be reasonably expected to occur in the long term. These participants were depended on not only for their initial input, but also for feedback as draft forecasts were developed. Corrales Planners Claudia Smith and Nicole Sanchez Howell were active in this process.

Data collection also included a review of existing planning policy documents, which are collected by MRCOG and set the parameters for allowable future land uses and densities. Approved comprehensive plans, sector development plans, and area plans were incorporated into the forecast. Information from approved master plans including phasing, land use, and anticipated population and jobs were also considered in the forecasting process. In the case of Corrales, lands being targeted by the Village for agricultural preservation were incorporated into this process.

The actual distribution of housing and jobs is implemented by MRCOG's Land Use Allocation Model (LAM) designed specifically for the Middle Rio Grande Region by Planning Technologies in 1996. The LAM automates the process of spatially distributing growth to smaller areas throughout the region based on three main user defined inputs:

1. 'Existing' development – This input consists of an inventory of current land use (2004) and serves as the base for future allocation. This is imported directly to the forecast, and only areas flagged for potential redevelopment can be altered by LAM.
2. 'Known' development – This input informs the model regarding what is currently being built, has been permitted, or can reasonably be expected to build in the near term future. It populates primarily vacant and sometimes agricultural land when allowable, and occurs following the allocation of existing development.
3. 'Planned' development – This input is allocated last, and contains information regarding land use policy, long term master plans and projects, and expectations from the planning and development communities about the area's future.

In addition to the prioritization assigned to the 3 land use layers listed above, LAM also has an internal component that evaluates the site suitability of lands eligible for development. That is, LAM is designed to recognize the inherent characteristics of competing sites and rank them due to various measures of attractiveness. This is the component that ultimately determines which projects are built, and at what pace and magnitude. The site suitability evaluation component of LAM is meant to simulate the real characteristics of growth.

"Site suitability scores" were developed at MRCOG as the result of a series of discussions with planners and developers about the factors that influence where people choose to develop. These preferences were tested through regression analyses and those which were proven to be statistically significant were imbedded into the scoring component of LAM. The site evaluation measures used in the 2030 MTP are specific to each sector of development (residential, commercial, industrial, etc) but in general they include areas of recent growth, existing and planned activity centers, places of interest, existing major intersections and the planned roadway network, and utility service areas. The major advantage of basing population and employment forecasts on land use is that it ensures that projected densities are reasonable and appropriate. This avoids the potential for forecasting excessive development among small areas, and makes certain that forecast development is consistent with current and proposed zoning and land use plans for a given area.

Conclusion

The product of the LAM forecast is reviewed in context of reasonability and once it has been adequately validated and refined, the forecast is finalized. The Village of Corrales was forecast in a manner that was consistent with expectations when the data was being collected in 2004 and 2005. At that time, plans called for nearly 300 new homes to be built at the northern boundary of the Village over the following twenty years. A total of 60 acres in the northwestern portion of the Village is expected to be developed for light commercial uses, and that is the site of the majority of job growth in the Village, as the commercial core is not expected to be altered in terms of the types of jobs or their density. The percentage of persons who work from their homes is expected to remain high relative to the region as a whole. It is also anticipated that vacant residential parcels scattered throughout the Village will continue to slowly develop at one home per acre, and that several large agricultural tracts, particularly to the northern and eastern part of the Village, will be preserved.

VILLAGE OF CORRALES DEMOGRAPHICS

Table 1: Population for the Village of Corrales, 1970 to 2030

	1970 ¹	1980 ¹	1990 ¹	1995 ²	2000 ¹	2006 ³	2030 ³
Population	1,776	2,791	5,453	6,873	7,334	8,773	10,126

Source: ¹U.S. Census (adjusted 1977), ²1996 Corrales Comprehensive Plan, ³MRCOG Estimates and Forecasts

Table 2: 2000 Population And Housing for the Village Of Corrales

Population	7,334
Number of Households	2,819
Housing Units	2,983

Source: U.S. Census Bureau

Table 3: 2000 Age Distribution and Comparisons with Surrounding Communities

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
Population	1,819,046	89,908	51,765	6,611	3,452	7,334
Percent by Category						
Under Age 5	7.2	7.3	7.5	8.2	4.8	4.9
Age 5 - 9	7.8	8.5	8.2	9.2	5.2	7.2
Age 10 - 14	8.1	8.8	8.6	8.7	6.1	7.9
Age 15 - 19	8.0	7.5	7.3	7.9	4.0	6.4
Age 20 - 24	6.7	5.0	4.6	7.0	1.8	3.1
Age 25 - 34	12.9	12.7	13.7	12.9	6.6	7.1
Age 35 - 44	15.5	17.4	18.4	15.6	18.5	18.8
Age 45 - 54	13.5	14.1	13.1	13.8	26.4	21.0
Age 55 - 59	4.8	4.6	4.0	4.3	9.8	8.1
Age 60 - 64	3.9	3.5	3.0	3.3	6.3	5.1
Age 65 - 74	6.5	5.7	5.7	5.4	7.3	6.8
Age 75 - 84	3.9	3.8	4.6	3.2	2.4	3.0
Age 85 and Over	1.3	1.1	1.5	0.6	0.7	0.7

Source: U.S. Census Bureau

Table 4: 2000 Distribution by Education Levels for Persons Age 25 and Older

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Persons Age 25 and Over</i>	1,134,801	56,479	32,935	3,828	2,692	5,314
<i>Percentage by Category</i>						
Less than 9 th Grade Education	9.3	4.6	1.9	14.3	1.3	1.5
9 th – 12 th Grade Education, No Diploma	11.9	9.4	6.9	15.1	5.5	4.3
High School Graduate or Equivalency	26.6	28.6	28.4	34.6	18.8	16.7
Some College, No Degree	22.9	25.0	29.0	19.5	18.5	21.0
Associate Degree	5.9	7.6	9.0	5.9	4.9	5.3
Bachelor's Degree	13.6	15.6	16.8	6.9	25.8	27.8
Graduate or Professional Degree	9.8	9.3	7.9	3.7	25.2	23.5
Percent High School Graduate or Higher	78.9	86.0	91.2	70.6	93.2	94.3
Percent Bachelor's Degree of Higher	23.5	24.8	24.8	10.6	51.0	51.3

Source: U.S. Census Bureau, Sample Data

Table 5: 2000 Distribution by Tenure and Household Size

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Total Occupied Housing Units</i>	677,971	31,411	18,995	2,309	1,485	2,819
<i>Percentage by Category</i>						
Owner-Occupied Housing Units	70.0	83.6	81.5	79.4	90.4	87.7
Renter-Occupied Housing Units	30.0	16.4	18.5	20.6	9.6	12.3
<i>Persons per Housing Unit</i>						
Average Household Size of Owner-Occupied Units	2.72	2.90	2.75	2.91	2.35	2.68
Average Household Size of Renter-Occupied Units	2.41	2.54	2.51	2.69	2.1	2.08

Source: U.S. Census Bureau, Sample Data

Table 6: 2000 Housing Type Distribution

[illegible]

Source: U.S. Census Bureau, Sample Data

Table 7: 2000 Distribution of Workers by Means of Transportation to Work and Average Travel Time

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Workers Age 16 Years and Over</i>	759,177	38,371	24,412	2,677	1,727	3,683
<i>Percentage by Category</i>						
Drove Alone to Work (Car, truck, or van)	75.8	79.9	84.4	78.7	75.2	80.3
Carpooled to Work (Car, truck, or van)	14.8	12.5	10.5	12.9	12.1	7.1
Used Public Transportation (including Taxi) to Work	0.8	0.5	0.5	0.0	0.6	0.4
Walked to Work	2.8	1.4	0.4	3.2	1.6	2.6
Other Means	1.6	1.4	1.0	2.3	0.6	1.7
Worked at Home	4.2	4.3	3.1	2.9	9.9	8.0
Average (mean) Travel Time to Work (Minutes)	21.9	28.1	27.6	21.9	31.5	25.7

Source: U.S. Census Bureau, Sample Data

Table 10: 1999 Median Household Income, Per Capita Income and Percent Living Below Poverty						
Category	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
Median Household Income	\$34,133	\$44,949	\$47,169	\$30,864	\$60,597	\$67,217
Per Capita Income	\$17,261	\$19,174	\$20,322	\$13,100	\$36,243	\$33,629
Percentage of Families Below Poverty Level	14.5	9.0	3.7	13.9	2.6	3.1
<i>Source: U.S. Census Bureau, Sample Data</i>						

Table 11: Inventory Of Current Land Use		
Land Use Category	Land Use Description	Acres
Single-Unit Residential	Detached dwelling units; conventional or manufactured housing, mobile homes	3,762.1
Multi-Unit Residential	Connected dwelling units; apartments, townhouses, duplexes, Bed & Breakfast Inns	34.5
Commercial/Office	Retail shops, offices, including general government offices	49.9
Industrial	Manufacturing, fabrication and assembly operations, & wholesale storage and distribution centers	0.0
Institutional	Schools (public and private), group quarters, nursing or assisted living homes	27.7
Parks & Open Space	Playgrounds, ball fields, open space, passive recreation	86.7
Other Non-Residential	Churches, museums, libraries, other public buildings such as fire stations	35.2
Agriculture/Pasture Lands	Irrigated cropland, orchards, and/or livestock grazing	328.2
Agriculture with Residential	Residential unit located on same lot or track with agricultural activity	217.2
Vacant	Unused land	990.3
TOTAL ACREAGE		5,531.8
<i>Source: MRCOG and Village Staff</i>		
Note: Land identified as vacant in Table 11 and Figure 3 may be in use for livestock and land identified as single-unit Residential often includes agriculture activity.		

Table 12: 2000 Comparison of Labor Force for Corrales and Surrounding Communities

Category	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
Population 16 Years and Over	1,360,176	66,054	38,249	4,669	2,863	5,846
Percentage of Persons in Labor Force	61.0	63.0	67.9	63.0	64.3	65.3
Percentage of Persons Not in Labor Force	39.0	37.0	32.1	37.0	35.7	34.7

Source: U.S. Census Bureau, Sample Data

Table 13: 2000 Percentage of Civilian Labor Force and Employment for Corrales and Surrounding Communities

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
Civilian Labor Force	823,440	41,438	25,804	2,942	1,840	3,820
Percentage of Employed Persons, Civilian	92.7	93.8	95.3	93.2	95.1	97.3
Percentage of Unemployed Persons	7.3	6.2	4.7	6.8	4.9	2.7

Source: U.S. Census Bureau, Sample Data

Table 14: 2000 Distribution of Labor Force by Occupation for Corrales and Surrounding Communities

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Employed Persons Age 16 and Over, Civilian</i>	763,116	38,870	24,582	2,741	1,749	3,716
<i>Percentage by Occupation</i>						
Management, Professional and related	34.0	36.0	34.5	22.1	59.1	56.6
Service	17.0	14.8	15.1	18.7	6.1	7.8
Sales and Office	25.9	27.8	30.9	25.6	19.9	20.9
Farming, Fishing, and Forestry	1.0	0.3	0.1	0.3	1.3	0.3
Construction, Extraction, and Maintenance	11.4	10.4	9.5	16.4	7.3	7.8
Production, Transportation and Material Moving	10.7	10.8	9.9	16.9	6.2	6.8

Source: U.S. Census Bureau, Sample Data

**Table 15: 2000 Distribution of Civilian Population by Industry
for Corrales and Surrounding Communities**

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Employed Persons Age 16 and Over, Civilian</i>	763,116	38,870	24,582	2,741	1,749	3,716
<i>Percentage by Category</i>						
Agriculture, Forestry, Fishing, and Hunting, and Mining	4.0	0.8	0.3	0.8	2.9	0.8
Construction	7.9	8.2	6.5	13.8	9.3	9.3
Manufacturing	6.5	13.1	14.2	14.7	9.5	4.4
Wholesale Trade	2.7	3.0	3.1	2.9	4.1	2.5
Retail Trade	12.2	12.3	14.8	9.7	7.1	5.9
Transportation and Warehousing, and Utilities	4.7	4.7	5.1	6.5	3.9	1.6
Information	2.4	3.3	4.0	2.2	3.1	2.4
Finance, Insurance, Real Estate, and Rental and Leasing	5.5	5.8	6.9	3.6	6.5	5.0
Professional, Scientific, Management, Administrative, and Waste Management Services	9.4	18.4	9.8	6.3	16.5	17.1
Educational, Health, and Social Services	21.7	17.4	15.9	16.9	21.2	20.2
Arts, Entertainment, Recreation, Accommodation, and Food Services	9.8	9.0	8.8	10.8	5.3	8.4
Other Services (except public administration)	5.1	4.6	4.5	3.6	4.5	5.6
Public Administration	8.0	7.4	6.3	8.2	6.1	6.8

Source: U.S. Census Bureau, Sample Data

Table 16: Distribution of Population by Place of Residence in 1995

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Population Age 5 Years and Over</i>	1,689,911	83,382	47,895	5,918	3,281	7,127
<i>Percentage by Category</i>						
Lived in Same House in 1995	54.4	56.6	49.0	65.6	47.0	59.2
Lived in Different House in the Same County	23.7	11.6	11.9	14.6	10.0	9.0
Lived in a Different County in NM	7.5	18.0	18.8	11.7	18.5	15.1
Lived in Another State	12.1	14.7	19.1	5.5	22.2	16.5
Lived Outside of the U.S.	2.3	1.1	1.1	2.5	2.3	0.2

Source: U.S. Census Bureau, Sample Data

Table 17: 2000 Age Distribution and Comparisons with Surrounding Communities

	New Mexico	Sandoval County	City of Rio Rancho	Town of Bernalillo	Placitas CDP	Village of Corrales
<i>Population</i>	1,819,046	89,908	51,765	6,611	3,452	7,334
<i>Percentage by Category</i>						
Median Age	34.6	35.1	35.1	31.9	46.1	42.4
Persons Age 18 and Over	72.0	70.4	70.8	69.0	81.2	75.4
Persons 21 and Over	67.5	66.8	67.4	64.6	79.5	72.9
Persons Age 65 and Over	11.7	10.6	11.7	9.2	10.5	10.5

Source: U.S. Census Bureau

APPENDIX C

Compilation of Priorities

Compilation of Priorities

POLICY STATEMENTS	ON- GOING ACTIONS	SHORT RANGE PRIORITIES	MEDIUM RANGE PRIORITIES	LONG RANGE PRIORITIES
CONSERVATION OF VILLAGE CHARACTER AND PRESERVATION OF SIGNIFICANT PLACES				
Goal: Preserve the heritage and historic character of Corrales.				
1.3.1 Maintain the Village of Corrales as an independent political entity.	5		1	
1.3.2 Identify, evaluate, designate, protect, and preserve significant historic sites, structures, and other places which are eligible for listing in the State or National Register.	5	2		
1.3.3 Identify, evaluate, designate, protect, and conserve sites, structures and areas that contribute to the historic character of Corrales but which may not be eligible for listing in the State Register of Cultural Properties or the National Register of Historic Places.	3	4		
1.3.4 Preserve and protect the trees of Corrales, especially those designated as Landmark Trees as provided by Village ordinance.	6			
1.3.5 Inform owners of significant prehistoric and historic sites of all regulations and incentives -- local, state, and federal -- for the protection, preservation, restoration, and rehabilitation of such sites.	1	4	2	
1.3.6 All plans, programs, and projects within the Village should take the preservation of significant pre-historic and historic sites, structures, and places into account to avoid adverse effects on them and ensure their preservation.	1	4	2	
1.3.7 Establish local incentives and regulations to protect significant prehistoric and historic sites, structures and places and ensure their preservation.	1	4	2	
1.3.8 Establish and staff a Historic Preservation Committee to develop the above stated policies and objectives in a timely manner and to advise the Village Council and the Planning and Zoning Commission on matters of historic preservation.	1	3	1	1
1.3.9 Maintain a Scenic and Historic Byway Corridor Management Team to protect the scenic and historic character of the Corrales Road Scenic Byway.	1	3		2
RESIDENTIAL DEVELOPMENT				
Goal: Manage in the Village to assure a residential dwelling unit density consistent with the character of the Village.				
2.3.1 The Village should require the residential dwelling unit density to be one-acre net and two-acre net to preserve the lifestyle, character, and environment of Corrales.	6			
A. The Village should have a one dwelling unit per net acre density zone. This zone should protect the basis low density character of the Village and encourage a mix of socioeconomic groups to live in the Village.	7			
B. The Village should have a one dwelling unit per net two acres density zone. This would protect the zoning continuity of a portion of the Village with longstanding restrictions on density and mobile homes. It is a zone that reflects the preference of the residents and is consistent with the overall goals for residential development	7			
C. The Village should establish specific criteria for exceptions, if any, to 2.3.1. A and 2.3.1. B.	1	4		1
D. The Village should consider lower density (i.e. larger lot) zoning.		3	1	2

POLICY STATEMENTS	ON- GOING ACTIONS	SHORT RANGE PRIORITIES	MEDIUM RANGE PRIORITIES	LONG RANGE PRIORITIES
2.3.2 The Village should evaluate the impact of residential development to ensure that it is sustainable and is in harmony with the environment, the surrounding neighborhoods and the residential and agricultural character of the Village. This evaluation should include, but not limited to, the following criteria:	5	1		
A. Impact on water availability, groundwater quality, drainage and air quality;	5	2		
B. Need for landscaping and alternate buffering techniques;	6	1		
C. Preservation of views and solar rights;	4	1	1	
D. Impact of noise and lighting;	5	1		
E. Impact on streets, roadways, and trails;	6	1		
F. Preservation of farmland, open space, and wildlife habitat;	4	1		
G. Impact on natural terrain and storm water drainage;	5	1	1	
H. Preservation of the heritage and historic character of the Village; and	5	1		
I. Impact on community services and public infrastructure.	5	1	1	
2.3.3 The Village should consider residential development which would contribute to the character of the Village, open space, and preserve wildlife habitat.	1	4	2	
2.3.4 The Village should require that residential developments comply with specific improvements standards for streets, roadways, trails, drainage facilities, and other improvements.	6	1		
2.3.5 The Village should address issues with existing land platting that are inconsistent with the Village's established development standards and regulations.	1	4		2
COMMERCIAL AND PROFESSIONAL OFFICE DEVELOPMENT AND HOME BUSINESS ACTIVITY				
Goal: Encourage appropriate commercial and professional office development within the designated commercial zone and appropriate home occupancy businesses.				
3.3.1 The Village should cooperate with the business community to help promote existing businesses and encourage new and appropriate commercial development within the commercial and professional office areas.	4			1
A. The Village should create an economic development plan.	1	2	3	1
B. Properties in the designated commercial areas should allow existing permissive uses consistent with existing land use ordinances. <i>[One "no" comment]</i>	2	2	1	1
C. The commercial and professional office zones should not be expanded or moved.	4	1		1
3.3.2 The Village should work with Rio Rancho to ensure access to the far-northwest commercial area with developers for infrastructure in that area.	3	1		1
3.3.3 The Village should complete the Pathways Project. <i>[One comment – "Not if taking is required"]</i>	3	3		1

POLICY STATEMENTS	ON- GOING ACTIONS	SHORT RANGE PRIORITIES	MEDIUM RANGE PRIORITIES	LONG RANGE PRIORITIES
AGRICULTURAL LAND USE PRESERVATION				
Goal: Encourage the preservation of agricultural land uses, such as farming, animal husbandry, and features which contribute to the rural atmosphere in the area.				
4.3.1 The Village should develop and support incentives and programs to preserve agricultural land use including:	4			1
A. Creation and encouragement of residential zoning conditions which secure farmland preservation through recorded plat. [One "No" Comment]	2	2		2
B. Support of the adopted Right to Farm ordinance paralleling the State of New Mexico's Right to Farm Act of 1983.	6	1		
C. Development of local agricultural outlets.	7			
D. Preservation of the ditch irrigation system to help promote agricultural production. [One Comment- "Not Ours"]	5		1	1
E. Establishment of an Agricultural Board to coordinate local agricultural programs and to develop and oversee an educational program for promotion of agricultural preservation through the Farmland Preservation and Agriculture Commission.	3	1	1	2
F. Provision of conservation easements through the Farmland Preservation and Agriculture Commission.	7			
G. Support for reduced property assessment program for agricultural land.	4	1		2
H. Village should maintain the Equestrian Advisory Committee and support the keeping of equines and other livestock in Corrales for personal use. Support equestrian activities and training, breeding and instructional businesses throughout the Village.	5		1	1
4.3.2 Encourage land owners and developers to use fruit trees and other agriculture plants and landscaping options.	3	4	1	
OPEN SPACE				
Goal: Protect open space.				
5.3.1 The Village should pursue viable options for dedication, acquisition and preservation of open space.	2	2		1
A. The Village should establish equitable means of distributing the costs for the acquisition and maintenance of open space throughout the Village to all residents.	2	2	1	1
B. The Village should deposit cash from the above source into a fund for acquisition and management of open space. This fund should also be established as a trust to which individuals and corporations may donate tax deductible contributions for open space.	1	2	2	1
C. The Village should spend public monies where necessary and appropriate and actively seek State, Federal and private grants to acquire open space.	3	2	2	
D. The Village should support state legislation enabling conservation easements transferable development rights or other legislative mechanisms in order to preserve open space.	3	3	1	

POLICY STATEMENTS	ON- GOING ACTIONS	SHORT RANGE PRIORITIES	MEDIUM RANGE PRIORITIES	LONG RANGE PRIORITIES
E. The Village should actively seek State, Federal and private grants for Open Space management.		3	3	1
F. The Village should consider support for tax incentive programs for wildlife habitat.		3	2	2
5.3.2 The Village should develop methods for preserving the natural arroyos.	1	4		1
A. Through land development, arroyos should be maintained in a natural state for conveyance of historical storm water.	6	1		
B. Motor vehicles of all types should be prohibited by ordinance from utilizing public arroyos.	4	3		
C. The minor arroyos should be managed by private owners once the adjoining land is developed in accordance with approved drainage plans that conform to a master drainage plan for the Village. <i>[One - "Need more information comment"]</i>	4	2		
5.3.3 The sand dunes should be maintained in a natural state, with prohibitions placed on vehicular use, sand hauling, trash dumping, and other disruptive activities.	5	2		
5.3.4 The sand dunes should be tied into a network of open space via the Los Montoyas Arroyo.		3	1	2
5.3.5 The Village should establish a specific fund for open space management and recreational area development.		1	1	4
A. Major acequias, laterals, and drains should be preserved as open space management and recreational area development. <i>[One - "Question Mark"]</i>	1	2	1	1
B. The Village should actively seek state, federal, and private grants for open space management and recreational facility development. <i>[One - "Question Mark"]</i>		3	1	1
TRANSPORTATION AND CIRCULATION				
Goal: The Village should have a system of streets, roadways and trails which is environmentally sound and appropriately scaled to the needs, safety, and lifestyles of its residents.				
6.3.1 The Village should maintain an official Long Range Street System Plan which includes the classification of all streets and the location of existing and proposed streets, and minimum design standards.	1	2	2	1
6.3.2 The Long Range Street System Plan should be accompanied by an annual updated Street Improvement Plan which established needs, priorities, and funding sources for Village street improvements on a scheduled basis.	3	2	1	
6.3.3 The Village should develop projects and work with the Long Range Street System Plan and with the New Mexico State Highway and Transportation Department (NMDOT) on enhancement of the Corrales Road. <i>[One "No" Comment]</i>	2	2	2	

POLICY STATEMENTS	ON- GOING ACTIONS	SHORT RANGE PRIORITIES	MEDIUM RANGE PRIORITIES	LONG RANGE PRIORITIES
6.3.4 To establish and maintain an Emergency Vehicle Access and Evacuation Team that will insure emergency response vehicles will have unimpeded access to or from the Village, without traffic control devices, such as speed bumps, which could slow the response or evacuation time, further injure ambulance patients, or damage the vehicles. Other methods such as landscaping, and traffic circles should be considered in their stead. [One – "Question Mark, One – "Never and One - "No Comment"]		2	1	1
6.3.5 To establish and maintain a Mass Transportation Facilitation Team that will insure that Corrales residents will be able to avail themselves of the various transportation services available in the surrounding communities.		4		2
6.3.6 Enforce the rights of way provisions for cyclists, equestrians, and motor vehicles. [One – "Need more information Comment and One – "Question Mark"]	4	2		
COMMUNITY SERVICES AND PUBLIC FACILITIES				
Goal: The Village should provide services which support public safety, and enhance the community's lifestyle and character. Facilities necessary to carry out these services will be built and maintained.				
7.3.1 The Village should establish equitable means of distributing the cost of creating and maintaining public services and facilities	4	2	1	
7.3.2 The Village should provide police, fire, and rescue services as currently organized within the Village.	6	1		
7.3.3 The Village should establish a public safety committee that would include all Village emergency response organizations, and have the responsibility to insure that village residents can be assured that emergency response to fires, accidents, and other emergency situations will be quickly and not encumbered by obstructions that can slow the response or disable the responding vehicles. [One – "Question Mark"]		3	1	2
7.3.4 The Village should continue the support for the Corrales recycling center, and consider the monetary and social advantages, self supported center for recycling within the Village.	6		1	
7.3.5 The Village should maintain and continually update a disaster preparedness plan.	3	3	1	
7.3.6 The Village should maintain an animal control program to preserve the health and safety of the citizens.	7			
NATURAL ENVIRONMENT – WATER AND WASTE MANAGEMENT				
Goal: Protect the environment whenever and wherever possible.				
8.3.1 The Village Governing Body and residents should not reduce one and two-acres lot size rules based on wastewater and water management practices.	6	1		
8.3.2 Develop a waste water management plan for the Village that is appropriately scaled, consistent with applicable regulations, cost effective, and for which the cost is equitably distributed.	4	2		

POLICY STATEMENTS	ON-ON-GOING	SHORT RANGE PRIORITIES	MEDIUM RANGE PRIORITIES	LONG RANGE PRIORITIES
8.3.3 Encourage Village residents and businesses to conserve water supply quality in all uses and circulate information on how to do so.	2	4	1	
8.3.4 Require water conservation by all departments of the Village government.	3	3		
8.3.5 In non-agricultural planting, encourage xeriscaping and the use of plants native to the middle Rio Grande Valley.	4	2		1
8.3.6 Support and expand the existing solid waste recycling program.	5	2		
8.3.7 Encourage plans to reduce air pollution.	2	3	1	1
8.3.8 Enforce existing lighting regulations.	4	3		
8.3.9 The Village should address problems resulting from existing land platting which is incompatible with public safety and quality residential development. A-B [One – "Question Mark"]	2	2		2
A. The Village should identify areas where potential for groundwater contamination exists, and institute a systematic testing program.	4	3		
B. The Village should restrict development in areas where pollution of groundwater is found. The Village should require New Mexico Environment Department approval for liquid waste disposal systems prior to granting a Village development permit.	7			
8.3.10 The Village should identify areas where potential for contamination exists, and institute a systematic program for management problems.	6		1	
PARKS AND RECREATION				
Goals:				
9.1.1 To provide recreational opportunities for the residents of Corrales.				
9.1.2 To evaluate current and future properties for recreation purposes.				
9.1.3 To maintain open space respecting the uniqueness of Corrales and its residents.				
9.3.1 The Village will continue to investigate whether there is a demand for additional recreational facilities within Corrales, including but not limited to additional open space, parks and recreation sites.	1	4	1	1
9.3.2 The Village will continue to investigate the need to obtain additional properties for recreation purposes.		3	2	2
9.3.3 The Village will continue to educate the residents of Corrales regarding the positive aspects of physical activities and recreational amenities.	2	4	1	
9.3.4 The Village will continue to assess the citizen's interests in recreational needs and facilities throughout Corrales either by survey or census.		4	2	1
9.3.5 The Village will continually update the long-range goals and plans for the Parks and Recreation Department and integrate them into the overall Comprehensive Plan for the Village.	1	3	2	1
TRAILS				
Goal: Establish a basic Village trail system for bicyclists, walkers and equestrians to serve the entire Village and to contribute, through the use of the trails, to the enhancement of Corrales' unique rural character.				
10.3.1 The Village should establish a system of trails to provide safe trails for walking, bicycling and equestrian use to points inside and adjacent to Corrales.	5	2		
10.3.2 The Village should adopt a Master Trails Plan.	4	3		
10.3.3 The Village should implement policies to promote evaluation of trail needs.	1	5		

POLICY STATEMENTS	ON- GOING ACTIONS	SHORT RANGE PRIORITIES	MEDIUM RANGE PRIORITIES	LONG RANGE PRIORITIES
10.3.4 The Village should facilitate community-wide programs to educate and inform the citizens of the trails and their significance to the quality of life enjoyed in Corrales, and to educate citizens in the safe use of the trails.	1	4	1	1
10.3.5 Maintain the designation as a Safe Routes to School and Bike Friendly Community.	6		1	
10.3.6 Maintain the bike lanes on Loma Larga and elsewhere to prevent the hazardous build up of dirt, tumble weeds, etc.	5		2	
10.3.7 Provide for continued non-motorized access to the Bosque including pedestrians, bicyclists and equestrian.	5	1	1	
10.3.8 Produce and maintain a current map of the trails in the Village	1	4	2	
10.3.9 Implement signage that promotes safe walking and riding in the Village	2	3	2	
10.3.10 Continue to explore the viability and appropriateness of a hard surfaced trail through the Village that is part of the Rio Grande Regional Trail.	1	2	3	1
10.3.11 Record and protect easements for trails. Enforce the rights of way provisions for cyclists, equestrians, and pedestrians throughout the Village.	1	5	1	
10.3.12 Establish connections to other trails (e.g. the Rio Rancho/Corrales boundary, known as the Thompson Fence Line) and complete the Loma Larga Bike lane.	1	2	4	
10.3.13 The Village should initiate cooperative agreements and/or understandings with other governmental agencies to share in the use of their properties to facilitate trail usage and development within Corrales.	1	2	2	2
BOSQUE PRESERVE				
Goal: Protect and manage the Corrales Bosque Preserve in order to preserve its natural character for the use and enjoyment of the public in such a manner as will leave it unimpaired for future use and enjoyment in its natural and protected condition.				
11.3.1 The Village should continue to abide by the terms of its agreement with the Nature Conservancy.	7			
A. The Village should utilize the annual proceeds of the Conservancy's Corrales Bosque Endowment to help manage the Preserve.	6	1		
11.3.2 The Village should carefully regulate uses of the Preserve.	6	1		
A. Recreational facilities such as picnic tables, fire pits, and campground or sports fields should not be constructed or installed in the Preserve.	6	1		
B. The Preserve should not be used for commercial ventures, outdoor concerts or musical events, large social functions, meetings, rallies or sports events.	6	1		

POLICY STATEMENTS	ON- GOING ACTIONS	SHORT RANGE PRIORITIES	MEDIUM RANGE PRIORITIES	LONG RANGE PRIORITIES
C. Biological manipulation within the Preserve, including the application of pesticides or herbicides, should not undertaken except upon consultation with a biologist working with the Corrales Bosque Advisory Commission. A biologist should be called upon from time to time to evaluate the condition of the Preserve and recommend actions that might be taken to conserve the natural environment.	4	2		1
D. The Village should communicate with and cooperate to the fullest extent possible with those governmental agencies whose operations may affect the Preserve, in order to ensure that their actions will not inadvertently infringe on Village authority or conflict with Village policy for management of the Preserve.	5	1		1
11.3.3 The Village should continue to limit access to the Preserve, especially motorized access.	6			1
A. Except as may be essential for access to the area by fire and rescue vehicles, the Middle Rio Grande Conservancy District should be encouraged not to construct any additional vehicular crossing over any of the irrigation or drainage ditches in the Preserve.	3	2		2
B. Gates and fencing erected should be of such a design that they will prevent all unauthorized vehicular access.	6	1		
C. Except for service roads along the irrigation and drainage ditches and atop the levee, roads should not be permitted in the Preserve. Particularly, the Village should vigorously oppose the construction of any federal or state highway or paved trail through the Preserve.	5	1		
11.3.4 The Village should take appropriate measures to ensure that development of lands adjacent to the Preserve is not in conflict with management and protection practices applied to the Preserve.	4	1	2	
11.3.5 Recognizing the value of the Preserve and its levee system for flood control, the Village should ensure that flood control projects do not jeopardize the natural areas. When the Corrales levee is rebuilt, fill material should be	4		1	
11.3.6 The Village should ensure public availability of interpretive brochures describing the unique features of the Preserve, to serve as an aid to appreciation of the natural area and as a guide to its special features. The brochure should summarize the political and natural history of the Preserve and list the principle rules governing its use by the public.	2	3	1	

APPENDIX D

Resolution Adopting Goals, Objectives and Policies



VILLAGE OF CORRALES STATE OF NEW MEXICO

RESOLUTION No. 09-010

ADOPTING GOALS, OBJECTIVES, AND POLICIES PERTAINING TO THE FUTURE DEVELOPMENT OF CORRALES; AND FOR PURPOSES OF UPDATING THE COMPREHENSIVE PLAN FOR THE VILLAGE.

WHEREAS, the Corrales Village Council has undertaken a process to develop a Comprehensive Land Use Plan for the Village, funded in part by a federal Community Development Block Grant administered by the New Mexico Local Government Division; and

WHEREAS, the Village of Corrales entered into a Planning Services Agreement with the Mid-Regional Council of Governments (MRCOG) to prepare, complete, and publish an update of the Comprehensive Land Use Plan; and

WHEREAS, the Corrales Comprehensive Plan Review Committee conducted personal interviews, carried out a public opinion survey of Village residents, and reviewed the 1996 Village of Corrales Comprehensive Plan for essential revision and necessary update to reflect current conditions; and

WHEREAS, the Corrales Comprehensive Plan Review Committee has prepared specific recommendations for revising and updating the Village Comprehensive Plan, with particular emphasis on the Goals, Objectives, and Policies; and

WHEREAS, the Corrales Planning and Zoning Commission has reviewed and commented on the draft Comprehensive Land Use Plan update; and

WHEREAS, the Goals, Objectives and Policies establish the foundation and central component of the Comprehensive Land Use Plan for the Village and also provide a basis for effective actions and strategies to implement the Plan.

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


PASSED, ADOPTED, and APPROVED this 28th day of April, 2009, by the Corrales Village Council.

This is a true and correct copy of
the original document filed in the
office of the Village Clerk, for the
Village of Corrales.

Village Clerk

ATTEST:


Juan Reyes, Village Clerk


Philip Gasteyer, Mayor
Village of Corrales

APPENDIX E

Ordinance Adopting the Corrales Comprehensive Plan



VILLAGE OF CORRALES

ORDINANCE NO. 09-011

An Ordinance Adopting a Comprehensive Land Use Plan for the Village of Corrales, New Mexico

Whereas, by Resolution No. 07-004 the Governing Body established on January 9, 2007 a Comprehensive Plan Review Committee to update and review the existing Comprehensive Plan for the Village of Corrales dated February 29, 1996; and

Whereas, the Village applied for (by Resolution 07-005, dated March 13, 2007) and funding from the federal Small Cities Community Development Block Grant program, administered in New Mexico by the Local Government Division of the Department of Finance and Administration, to acquire professional assistance in developing a Comprehensive Plan; and

Whereas, the Governing Body authorized a Planning Services Agreement with the Mid-Region Council of Governments in December, 2007 to assist the Committee and the Governing Body with a Comprehensive Plan update document; and

Whereas, the Committee worked diligently and presented a Preliminary Draft of July 23, 2008; and

Whereas, the Planning & Zoning Commission reviewed the draft and forwarded it to the Governing Body to consider changes to the text, goals, policies and objectives; and

Whereas, the Governing Body conducted Public Meetings on November 6 and 20, 2008 to receive comment from the general public; and

Whereas, the content of the July 23, 2008 draft was reviewed and amended at Regular and Special Meetings of the Governing Body on January 13 and 27, February 24, April 2 and April 28; and

Whereas, by Resolution No. 09-010 the Governing Body adopted the Goals, Objectives and Policies of the Corrales Comprehensive Land Use Plan as a necessary step to permit the planners to complete the Implementation component of the Comprehensive Plan document, resulting in a Final Draft dated April 28, 2009, attached hereto; and

Whereas, on advice of Counsel and in conformity with law this Ordinance is intended to adopt a Village of Corrales Comprehensive Land Use Plan, but such Plan does not become part of the Code of Ordinances; and

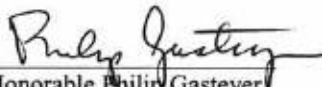
Whereas, upon adoption by Ordinance (as required by Sec. 5-10-6 of the New Mexico Administrative Code) the Village of Corrales shall be entitled to seek reimbursement from the Community Development Block Grant program for planning funds expended;

NOW, THEREFORE, BE IT ORDAINED that the Governing Body of the Village of Corrales, New Mexico hereby adopts the:

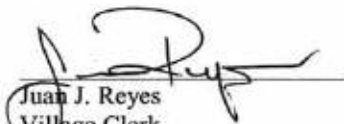
Comprehensive Land Use Plan for the Village of Corrales, New Mexico 2009

PASSED, APPROVED AND ADOPTED by the Governing Body of the Village of Corrales, New Mexico, this 11th day of August, 2009.

APPROVED:


The Honorable Philip Gasteyer
Mayor

ATTEST:


Juan J. Reyes
Village Clerk