

Overview

The East Mountain Area is a beautiful and serene place where residents value the rural quality of life.

The East Mountain Area encompasses approximately 210,000 acres of eastern Bernalillo County including the Sandia, Manzanita, and Manzano mountain ranges. The mountains, owned and managed by the National Forest Service, provide the area with scenic beauty, wildlife habitat, and diverse recreational opportunities. These characteristics along with quietness, low-population density, limited vehicle traffic, and neighborhood-scale businesses define the rural character of the area.

From Vision to Policy

In a rural area, a healthy, natural ecosystem dominates the landscape, and development is limited and not easily seen from most roadways. Residential land is most often purchased and built on individually by various local builders rather than mass-produced in tract developments assembled by a single enterprise. The following is a summary of the recommendations, goals, and policies that are found in the Action Plan section.

LAND USE

The rural character of the East Mountain Area is very important to its residents. The East Mountain Area community acknowledges and is concerned that the area's rural character is vulnerable to change. The goals below reflect this concern and strive to guide the type and intensity of development in order to minimize the negative impacts on rural character.

Goals Overview:

- Promote appropriate development that retains the unique rural character of the East Mountain Area.
- Protect property rights and the health, safety, and welfare of all.
- Maintain a network of publicly accessible facilities, parks, trails and open spaces.

Policies Overview:

- Guide subdivision, development and land uses in accordance to physical suitability of the land, existing development patterns, the capacity of established and planned public facilities, and projected housing demand in order to prevent environmental degradation.
- New, small-scale agricultural activities such as light crop production, home gardening, sustainable agriculture and animal husbandry shall be consistent with environmental conditions.
- Bernalillo County Parks and Recreation Department shall work with the National Forest Service and City of Albuquerque Open Space Division concerning joint efforts for the provision of trails, trailheads and parking lots, group gathering sites, outdoor classrooms, handicapped access to open space and acquisition of more open space.

NATURAL ENVIRONMENT

Issues of great importance to the East Mountain Area are water availability, fire danger, wildlife permanence, visual open space and clean air.

Goals Overview:

- Promote preservation of the natural environment to maintain rural character, protect the watershed, control erosion, facilitate drainage, reduce air pollution, and conserve the viewshed.

Policies Overview:

- Require development proposals to indicate environmentally sensitive factors
- Encourage protection of soils and native vegetation and re-vegetation using native plants and materials that blend with the natural setting.
- Consider public acquisition of or other methods to preserve desirable open space properties and trail corridors.
- Prepare and/or update design and construction standards and review procedures for community and individual water and wastewater systems, effluent quality and monitoring

- Any major subdivision in the East Mountain Area may be required to provide a study of the effects of the proposed development upon the groundwater supply of neighboring properties.
- Require developers for all new developments of 25 dwelling units or more to provide a connection to a regulated sewer system; or a centralized wastewater treatment facility with a discharge plan or an approved alternative wastewater systems; or a conventional wastewater system that meets the requirements specified in the most current Bernalillo County Wastewater Ordinance *and* an acceptable and approved hydro-geologic report.

COMMUNITY DEVELOPMENT

East Mountain Area residents and visitors have varying degrees of needs for infrastructure, facilities, and amenities.

Goals Overview:

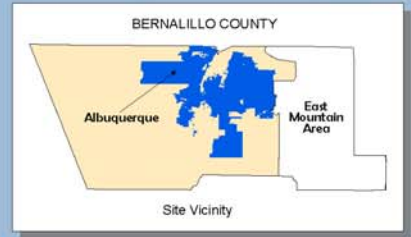
- Provide housing and job opportunities, educational and recreational facilities, amenities and infrastructure.

Policies Overview:

- Prepare an economic development study, including the examination of appropriate locations and opportunities for business and light industry compatible with the area's rural character.
- Make accessible and available to area residents, public parks, trails, open space, educational facilities, other amenities, and related programs.
- Require all new proposed developments to indicate the level of need for Public Safety facilities and include a fire mitigation plan.
- Bernalillo County Public Works Division shall pursue methods to gravel and maintain all appropriate high traffic roadways in the East Mountain Area to reduce dust and air pollution.
- Improve and maintain the primary intra-mountain circulation network to provide safe, efficient year-round access.
- Maintain secondary circulation routes as rural roadways providing alternative north-south connections from I-40 to the residential development to the north.
- Ensure that the local and regional road circulation network is providing access to all residential and recreation areas in the East Mountain Area.

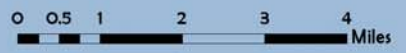
In summary, the intent of this plan is to present the vision for the East Mountain Area, provide planning guidelines, and outline public and private actions that can be implemented to protect the resources that define the area's rural quality.

East Mountain Area Plan BASE MAP



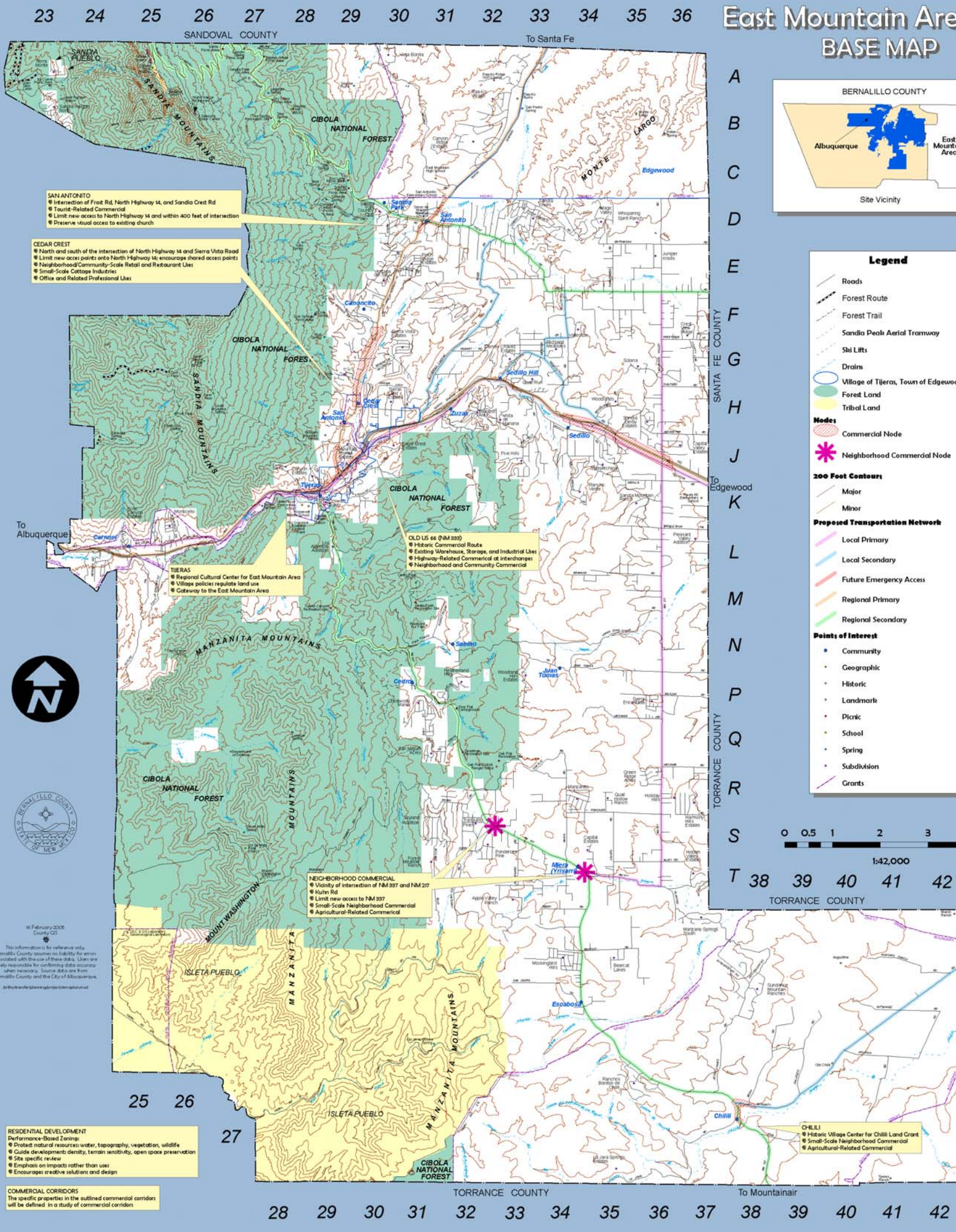
Legend

- Roads
- Forest Route
- Forest Trail
- Sandia Peak Aerial Tramway
- Shi Lifts
- Drains
- Village of Tijeras, Town of Edgewood
- Forest Land
- Tribal Land
- Nodes**
- Commercial Node
- Neighborhood Commercial Node
- 300 Foot Contours**
- Major
- Minor
- Proposed Transportation Network**
- Local Primary
- Local Secondary
- Future Emergency Access
- Regional Primary
- Regional Secondary
- Points of Interest**
- Community
- Geographic
- Historic
- Landmark
- Picnic
- School
- Spring
- Subdivision
- Grants



1:42,000

T 38 39 40 41 42
TORRANCE COUNTY



16 February 2006
 County GIS
 This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.
 br@bncweb.org/geo/gis/plan/plan.html