June 30, 2003

Wayne Dalton, Development Review Specialist II
Santa Fe County
P.O. Box 276
Santa Fe, N.M. 87504-5102

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Buff Douthitt Master Plan

Dear Mr. Dalton:

The Office of the State Engineer has reviewed the proposal for the referenced development pursuant to the Santa Fe County Land Development Regulations. It is the opinion of this office that the developer's water supply proposal does not comply with the county's regulations. In accordance with this finding, we must **withhold** a positive opinion.

The Douhthitt development submittal is a proposal to build a gas station and two residential/commercial buildings on a 3.038-acre lot. The lot is located at the intersection of the West Frontage Road and Los Pinos Road, approximately two miles southeast of Santa Fe, in Sections 26 and 27 of T16N, R8E N.M.P.M..

The developer has failed to submit a water supply plan. The developer did not state how he proposes to supply this development with domestic or industrial water. The property is presently serviced by two wells.

The developer has failed to properly quantify his development's annual water requirements, as per Article VII, Section 6.6. The water budget included in the submittal does not discuss assumptions or derivation of the water requirements listed. The developer will also need to specify water restrictions to ensure that his development will not exceed the amount of water available. Water requirements should be separated into indoor and outdoor uses, and restrictions on irrigated area should be specified in the covenants to ensure that residents will not exceed the allowed amount. It is suggested that the developer refer to State Engineer Technical Report No. 48, "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996), to calculate indoor and outdoor water requirements.

If the water requirements of this development are above 0.25 acre-feet per year, and if the developer proposes to use a well to supply water, the developer will need to provide a geohydrologic report, as per Article 7, Section 6, Table 7.4. The geohydrologic report should conform to all requirements listed in Section 6.4.2.

If you have any questions regarding this opinion, please feel free to call me at (505) 827-6790.

Sincerely,

Patrick J. Romero
Water Resource Engineer
Cc: Brian C. Wilson, P.E., Water Use and Conservation Bureau