MEMORANDUM

New Mexico State Engineer Office

Water Use and Conservation Bureau

Date: December 14, 2001

To: Brian C. Wilson, P.E., Water Use & Conservation Bureau Chief

From: John T. Romero, Water Master I

Subject: Sierra Plaza, Lot 3 (Eldorado), Santa Fe County

The proposed development plan was originally part of the Sierra Plaza master plan. It is also described as being located next to the Village at Eldorado development proposal and is considered a vital part of that development. The proposed development is currently owned by Allan & Stacy Crossingham of Uluru Development, Inc. This lot is approximately 0.7157 acres in size and will consist of three office buildings. This development plan request was submitted to allow for a total gross floor area of 5,580 square feet and will be constructed in a single phase.

The development is located on lot 3; of the Sierra Plaza plat in the Canada de Los Alamos Grant, Township 15 North, Range 10 East, New Mexico Principal Meridian. The development is further described as being located near the corner of Avenida Vista Grande and US 285 in the Eldorado Subdivision. The development proposal was reviewed pursuant to Santa Fe County Land Development Code and provisions of the New Mexico Subdivision Act.

The developer proposes that water for the development will be provided by the Eldorado Utilities Inc. The developer has quantified the maximum annual water requirements for indoor and outdoor purposes to be less than the 0.25 acre-feet per year allowed by county subdivision regulations. However, based on the information provided by the developer it is estimated that the indoor and outdoor water use to be closer to 0.98 acre-feet per year. It is my opinion that the developer did not correctly quantify the outdoor use of water for this development and my have underestimated the indoor use. The developer must correctly quantify both indoor and outdoor water use in this development to satisfy the Santa Fe County Land Development Code.

Additionally, the developer has not adequately addressed conservation of water for the said development. The developer has only stated that "Xeriscape" type landscaping is proposed within the development. The developer needs to adequately address conservation measures pursuant to Section 6.6 of the Santa Fe County Land Development Code before this office issues approval. It is suggested that the developer refer to Office of The State Engineer (OSE) Technical Report 48 entitled "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996) for additional help in calculating the likely water usage and as an additional tool to help address conservation measures.

Further, the developer has failed to submit the required water availability assessment demonstrating a one hundred (100) year supply of water and the required geohydrologic report in accordance with Section 6.4.4 of the Santa Fe County Land Development Code. A letter was submitted from Eldorado Utilities, Inc. dated October 16, 2001 for this development; however, the letter does not conform to the above-mentioned section.

It is my opinion that the developer's water proposal does not meet the requirements of the Santa Fe County Land Development Code and the New Mexico Subdivision Act. I recommend that a favorable opinion should be <u>withheld</u> for this development proposal at this time.