

MEMORANDUM

New Mexico Office of the State Engineer
Water Use and Conservation Bureau

October 24, 2002

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

From: Patrick J. Romero, Water Master I

Subject: Kingsmill Subdivision Re-Review, Santa Fe County

The Kingsmill Subdivision proposal is for a type III subdivision, comprised of 19 parcels on 52 acres of land. It is located in Glorieta, within the Pecos Pueblo Land Grant, in Projected Sections 1 and 2 of T15N, R11E, N.M.P.M.. This area is accessible via U.S. 85. The master plan proposes that domestic water be supplied by individual wells. It was reviewed pursuant to the Santa Fe County Land Development Code and the New Mexico Subdivision Act.

The developer has submitted a report entitled Geohydrology of Kingsmill Subdivision. This report fulfills all of the requirements for a water availability assessment, as described in Article 7, Section 6.4 of the Santa Fe County Land Development Code. The report, dated August 11, 1999, and addendum to the report, dated February 10, 2000, were prepared by Glorieta Geoscience.

Upon examining the original report, I found that it demonstrated that water is available in quantities sufficient to meet this subdivision's demands. To obtain data to create this report, the subdivider drilled well #UP-2812 on the subject property. Two pump tests were used in order to adequately characterize aquifer capabilities, and the well logs were used to describe the formations in the area, pursuant to Section 6.4.2. This analytic model drawdown projections showed that the wells in the area should have available drawdowns in order to provide the development with a 100-year supply.

The developer has still not submitted a fire protection plan, pursuant to Section 6. He has also failed to properly quantify his annual water requirements, as per Article VII, Section 6.6. The developer will also need to specify water restrictions to ensure that he will not exceed the amount of water legally available from his well. Water requirements should be separated into indoor and outdoor uses, and restrictions on irrigated area should be specified in the disclosure statement as well as the covenants to ensure that the end-user 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.

It is my conclusion that the developer has not demonstrated that sufficient water is available to meet the requirements of his subdivision in accordance with the Santa Fe County Land Development Regulations. A favorable opinion should be withheld.