

MEMORANDUM

New Mexico Office of the State Engineer

Water Use & Conservation Bureau

Date: March 25, 2002

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

From: John T. Romero, Water Master I

Subject: Gabriel's Art Gallery Development Plan, Santa Fe County

The proposed development is a request to develop a 5-acre tract of land into an Art Gallery. The tract is located along the Eastside of the US 84/285 corridor and approximately twelve (12) miles north of Santa Fe, NM in the community of Cuyamungue. This development is further described as being located in Section 28, Township 19 North, Range 09 East, New Mexico Principal Meridian. This proposal was reviewed pursuant to the Santa Fe County Land Development Code and provisions of the New Mexico Subdivision Regulations.

The developer has indicated that an existing 72-12-1 domestic well will supply water to this development. The well permit for this well is No. RG-74819. This well is owned by Syd Gabriel. The well has been drilled and properly permitted by the Office of the State Engineer (OSE). This well is located in the Nambe-Pojoaque-Tesuque area where outdoor water use from a 72-12-1 well is prohibited by a special condition of approval for the permit. Therefore, no outdoor water use is allowed from this well. The maximum amount of water that can be diverted from a 72-12-1 domestic well is 3.0 acre-feet per year and the maximum amount of land that can be irrigated is one acre.

The developer has failed to submit any information addressing water availability. He states, in the Disclosure Statement, that since he will be using less than 0.50 acre-feet of water per year no geohydrology study was performed. A Geohydrology Report is required for this development pursuant to Section 6, Subsection 6.4.1 of the Santa Fe County Land Development Code.

The developer has submitted a water budget stating that the development will use less than 0.50 acre-feet of water per year, specifically 0.124 acre-feet per year. It is my opinion that the water budget submitted by the developer was not performed correctly and possibly some components of it have been left out. For example, evaporative cooling was not mentioned and fire protection, storage and flows, were not accounted for in the water budget. Additionally, as stated above, it should be noted that outdoor water use from the said well is prohibited. Therefore, the developer needs to identify an alternative

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water supply for the proposed landscaping and quantify the landscaping irrigation requirement to ensure that the water demand does not exceed the available supply. The developer should redo the outdoor portion of the water budget concentrating on the irrigated turf area and the number & types of trees and shrubs that will be planted. It is recommended that the county require the developer to refer to Office of the State Engineer (OSE) Technical Report 48 entitled "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996) to use as an aid to calculate the amount of water required for the proposed development and to address conservation measures.

While I recognize that the Master Plan represents an early stage of planning, not enough information was given for the OSE to properly evaluate water supply and water availability considerations for this development. An opinion will be withheld at this time until the developer addresses the issues mentioned in this memorandum.