

MEMORANDUM

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

May 10, 2002

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

From: Patrick J. Romero, Water Master I

Subject: Tesuque Hills Subdivision Plan Re-Review, Santa Fe County

The Tesuque Hills Subdivision proposal is a request to develop a 53.3-acre lot into a residential subdivision, which will include 45 single family lots, and 8 condominium units. The lot is located 3600 feet North of the Santa Fe city limits, adjacent to and West of US 285, in Section 1 of T17N, R9E, N.M.P.M.. This proposal was reviewed by this office on February 26, pursuant to the Santa Fe County Land Development Regulations, and the New Mexico Subdivision Act. The developer proposes that water will be supplied to this development via six wells.

The developer has proposed that his lots be as small as 1.0 acre. Table 5.1 of Article V, Section 9.3, of the Santa Fe County Land Development Regulations state that for lots this small, both a community water and community liquid waste disposal system or nitrate removal system are required. The ETZ Regulations (Section 3.11, p.88) state that cluster wells may be used where community water systems are required. The developer proposes cluster wells, and a nitrate removal system; thus, his plan is in compliance with the County regulations. The ETZ allowance for cluster wells to be used in place of a community water system is found in a definition, and is left from pre-1996 regulations. The county should review this “loophole” to see if it conflicts with it’s long-term water resource planning.

The subdivider has submitted a geohydrologic report, pursuant to Article VII, Section 6.4.2 of the Santa Fe County Land Development Regulations. The geohydrologic report, by Glorieta Geoscience includes a few well logs, one well test, geologic cross-sections, and a calculation of the drawdowns in the water table that would be caused by this development. While there were a few minor issues I had with the authors’ 100-year schedule of effects calculations, and his water availability calculations, additional evidence provided by the developer indicated to me that there is a 100-year supply available for this development, pursuant to the Santa Fe County Regulations.

The subdivider has now properly quantified his subdivision’s annual water requirements, as per Article VII, Section 6.6.. He has also specified water restrictions to ensure that his subdivision would not exceed the amount of water legally available from each 72-12-1 domestic well, pursuant to Article VII, Section 6.6.2e. of the Santa Fe County Land Development Regulations.

It is my conclusion that the subdivider has demonstrated that sufficient water is available to meet the requirements of his development in accordance with the Santa Fe County Land Development Regulations. A favorable opinion to this effect should be issued.