

MEMORANDUM

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

March 1, 2002

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

From: Patrick J. Romero, Water Master I

Subject: San Cristobal Master Plan, Santa Fe County

The San Cristobal proposal is a request to develop a vacant lot of approximately 1818 acres into a mixed-use subdivision containing residential and commercial lots. The lot is located on the East side of N.M. 14, approximately one mile South of NM 599, in Section 36 of T16N, R8E, and Section 32 of T16N, R9E N.M.P.M.. This proposal was reviewed pursuant to the Santa Fe County Land Development Code. The developer proposes that water will be supplied to this development via the Santa Fe County Water Utility.

The developer has indicated that the Santa Fe County Water Utility (SFCWU) will supply water to this development. In order to determine if SFCWU can provide this development with water, the developer should provide information showing proof of sufficient water rights pursuant to Section 6.4.4 of the SFCLDC. To do this, a tabulation should be prepared showing permanent water rights owned by the SFCWU and SFCWU leased water rights including expiration dates; SFCWU annual water demand for existing customers; and commitments to supply water for new developments. With this information, we can compare the total water demand with the supply that is available to SFCWU. . Article VII, Section 6.6.2 of the Santa Fe County Regulations state that the provider must have a valid water right. Section 6.4.4 further states that these water rights must be in quantities sufficient to meet the subdivisions requirements for no less than 100 years.

The subdivider has failed to supply a letter from the water utility, in which the utility states that they are ready, willing, and able to supply this development with the maximum annual water requirement of this subdivision. Article VII, Section 6.4.4.a of the Santa Fe County Regulations require that the developer have a letter guaranteeing the maximum annual water requirement.

The subdivider has not properly quantified his subdivision's annual water requirements, as per Article VII, Section 6.6. 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 residents will not exceed the allowed amount. Article VII, Section 6.6.2e. of the Santa Fe County Land Development Regulations states that lawns of non-native grasses shall not exceed 800 square feet and shall only be watered with rainwater collected by means confined to the property or with recycled household gray water. It is suggested that the developer refer to State Engineer

page2

7/10/02

San Cristobal Master Plan

Technical Report No. 48, "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996), to calculate indoor and outdoor water use.

It is my conclusion that the subdivider has not demonstrated that sufficient water is available to meet the requirements of the proposed development. A **negative** opinion to this effect should be issued.