

October 19, 2004

Vicki Lucero, Development Review Supervisor  
Santa Fe County  
P.O. Box 276  
Santa Fe, N.M. 87504-5102

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**

Reference: Agua Fria Community Center Master Plan Review

Dear Ms. Lucero:

**Summary/Conclusion**

The Office of the State Engineer (OSE) has reviewed the Agua Fria Community Center proposal, pursuant to the Santa Fe County Land Development Regulations (Code). It is the opinion of this office that the developer can prove that he can meet his water supply requirements, pursuant to the Code. In accordance, a **positive opinion** is hereby issued. If a domestic 72-12-1 well is used, the developer should note that OSE requires that meter reading readings will have to be submitted to OSE on a regular basis.

**Project**

The Agua Fria Community Center application is a request to build a 3,090 square-foot building on the 73.0 acre Agua Fria Community Park. It is to be used for community purposes and private functions. The building will be located on the West side of County Road 62, between Agua Fria Street and West Alameda, in Section 31 of T17N, Range 08E N.M.P.M. Santa Fe County mapping indicates that this development is in the Traditional Community Zone. The applicant proposes that water will be supplied to his facilities via an individual 72-12-1 domestic well, or the Agua Fria Community Water System.

**Water Demand Analysis / Water Conservation**

Article VII, Section 6.6.2 of the Code requires the developer to provide a water requirement analysis. In his submittal, the applicant provided a projected water use calculation. In it, the developer calculated that the facilities' annual water requirement will be 0.44 acre-feet per year. In addition, the developer listed several water conservation measures, consistent with the requirements listed in Article VII, Section 6.6.2.e of the Code. OSE concurs that the development water use calculations are reasonable, provided that the listed water-conserving measures are implemented. It should be noted that the calculations do not allow for the heavy park uses proposed in future development. The OSE recommends that the developer state that large scale landscaping (more than 1.0 acres in size), utilizing large amounts of water will be not allowed while a domestic well is the source of supply.

Page 2  
1/14/2005  
Agua Fria Community Center

**Water Supply Assessment**

Article VII, Section 6.2 of the Code requires that a reconnaissance geohydrologic report be submitted for developments projected to use between 0.25 and 3.0 acre-feet per year, per lot. The OSE recommends a variance from this requirement due to the large lot size, hydrologic location, and purpose of this development. Due to hydrologic studies done nearby, OSE recognizes that the developer can conclude that water will be available for this development for the 100-year period prescribed by the County.

If you have any questions regarding this opinion, please feel free to call me at (505) 827-6790.

Sincerely,

Patrick J. Romero, P.E.  
Water Resource Engineer

Cc: John Longworth, Water Use and Conservation Bureau Chief  
OSE, Water Rights Division, Santa Fe Office