

November 16, 2004

Vicente Archuleta Development Review Specialist II  
Santa Fe County  
P.O. Box 276  
Santa Fe, N.M. 87504-5102

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

Reference: RAP Proposal

Dear Mr. Archuleta:

**Summary/Conclusion**

The Office of the State Engineer (OSE) has reviewed the Recovery from Addiction Program (RAP) proposal, pursuant to the Santa Fe County Land Development Regulations (Code). It is the opinion of this office that the developer has not proven that he can meet his water supply requirements, pursuant to the Code. In accordance, a **negative opinion** is hereby issued.

**Project**

The RAP application is a request to add, in three phases, several facilities, 20,300 square feet in size, on their a 5.0 acre lot. The new buildings are to be used for as transitional living quarters, administrative offices, and a community center, and a behavioral health services. The lot is located on the west side of Lucia Road, which is accessible via Airport Road, in Section 12 of T16N, Range 08E N.M.P.M. Santa Fe County mapping indicates that this development is in the Basin Zone. The applicant proposes that water will be supplied to his facilities via the City of Santa Fe Utility, Sangre de Cristo Water Company (SF).

**Water Demand Analysis / Water Conservation**

Article VII, Section 6.6.2 of the Code requires the developer to provide a detailed water requirement analysis. In his submittal, the applicant stated calculated that the new facilities' annual water requirement would be below 0.21 acre-feet per year for the entire project. It is the opinion of OSE that this projection is not reasonable. It is suggested that the developer refer to the OSE Technical Report No. 48 to calculate indoor and outdoor water requirements, as well as studies on water use in Santa Fe. In addition, the developer shall list water conservation measures, consistent with the requirements listed in Article VII, Section 6.6.2.e of the Code.

**Water Supply Assessment**

The developer has failed to supply a letter from SF that states that they are ready, willing, and able to supply this development. Article VII, Section 6.4.4.a of the SFCLDC further requires that this letter state if the developer is required to supply any water rights for the development in question. If SF cannot provide perpetual water rights for this development, it is incumbent on the developer to

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provide them. Section 6.4.4.a of the SFCLDC requires that the developer have a letter guaranteeing the maximum annual water requirement.

OSE staff have been directed by the State Engineer to deny approval of all development dependent on leased San Juan/Chama water. Recent droughts demonstrated SF's vulnerability to water shortages that compromise it's ability to satisfy the full water demand for it's existing customers. In short, SF does not have a sufficient amount of reliable water to supply their present commitments, much less any new development.

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