

May 8, 2008

Ms. Vicki Lucero
Development Review Team Leader
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-5102

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Green Ranch Subdivision

Dear Ms. Lucero:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Santa Fe County Land Development Code and the New Mexico Subdivision Act.

Based on the information provided, this office cannot determine that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and that the subdivider can fulfill the proposals in his disclosure statement concerning water, excepting water quality. Accordingly, a **negative** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Jerry Keller at 505-827-3845.

Sincerely,

John W. Longworth, P.E.
Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Santa Fe Office

JK:jk

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

DATE: May 6, 2008

TO: John Longworth, P.E., Water Use and Conservation Bureau Chief

FROM: Jerry Keller, Senior Water Resource Specialist

SUBJECT: Green Ranch Subdivision, Santa Fe County

SUMMARY

On April 18, 2008 the Office of the State Engineer (OSE) received a request to review the Preliminary Plat for Green Ranch, a Type Five subdivision. The proposal is a request to subdivide 315.91 acres into 14 lots, with sizes ranging between 12.39 and 40.35 acres. The property is located approximately 5.5 miles northeast of Stanley and 3 miles east of N.M. State Highway 41, on Kamradt Road, within Sections 19 and 30, Township 12 North, Range 10 East, NMPM.

This office issued negative opinions for this subdivision, on January 5, 2006, April 27, 2006 and March 19, 2008. The developer's water supply proposal did not satisfy the requirements of the County Code. Please see the previous letters for specific details.

The current water supply documents submitted to this office consist of a Disclosure Statement and Declaration of Water Covenants and Restrictions (Water Covenants), and Geohydrology Report.

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is not in compliance with the requirements of Sections 6.6.2g and 6.4.2b of the Code and Section 47-6-11-F-1 of the Act. Accordingly, a **negative** opinion should be issued.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

Under Item No. 16 of the Disclosure Statement the subdivider has quantified the subdivision annual water requirements as 0.25 acre-feet per year per lot. The Water Budget assumes 2.6 persons per dwelling (at 65 gpcd), 200 square feet of Buffalo grass, 500 square feet of garden, 800 square feet of trees, and surplus water adequate for one horse per lot. The Water Budget includes examples for grey water reuse and rainwater harvesting that may be utilized to reduce potable water demand and allow for additional horses.

The Water Covenants include water conservation measures per Section 6.6.2a through 6.6.2e of the Code. Section 6.6.2g that restricts swimming pools is not included. The covenants should also be consistent with the outdoor water use assumptions presented in the Water Budget.

The proposal includes the “Declaration Of Covenants For The Pine Canyon Subdivision”. If the subdivider intends to utilize these covenants for the current development, Article IV should be revised to be in agreement with the proposed Water Covenants and the Water Budget.

WATER AVAILABILITY ASSESSMENT

The proposed water supply to serve lots 1 through 12 is by two shared 72-12-1 domestic wells to be constructed by the subdivider. The purchasers of lots 13 and 14 will be required to drill and equip individual wells.

The developer submitted a Geohydrologic Report (Report) as required by Sections 6.4.5 and 6.4.2 of the Code. One well was drilled and tested within the subdivision boundary. Table 7.5 requires one test well for each 40-acres. Section 6.4.2b allows that tests made within one mile of the development may be utilized, provided that the report demonstrates that the geologic conditions at the site of such tests are comparable to those within the development. The Report indicates the nearest “producing well” is located approximately 7,200 feet to the west of the proposed development. The report states that “the geology was different than expected and the location of water and the location and performance of the aquifer was also different than expected.”

Considering the lack of existing wells in the vicinity of the subdivision, one onsite test well within the 316 acres may not adequately characterize the aquifer beneath the subdivision.