

March 20, 2008

Mr. John M. Salazar
Development Review Specialist II
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-5102

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Apache Springs Subdivision

Dear Mr. Salazar:

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: March 20, 2008

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

FROM: Jerry Keller, Senior Water Resource Specialist

SUBJECT: Apache Springs Subdivision, Santa Fe County

SUMMARY

On February 22, 2008 the Office of the State Engineer (OSE) received a request to review the Preliminary Plat for Apache Springs, a type three subdivision. The proposal is a request to subdivide a 40-acre tract into 16 residential parcels ranging in size from 1.75-acres to 3.03-acres each. The proposed water supply is shared 72-12-1 domestic wells. The property is located south of I-25, at the east end of Calle Valle east of US Highway 285, within projected Section 10, Township 15 North, Range 10 East, N.M.P.M.

This office issued a negative opinion for this subdivision on February 5, 2008. The minimum supporting documentation required by the Santa Fe County Subdivision Land Development Code (Code) and the New Mexico Subdivision Act (Act) was not provided. Please see the previous letter for specific details.

The water supply documents submitted to this office consist of a Disclosure Statement, Geohydrology Report, and Final Subdivision Plat Report including the Declaration of Covenants, Conditions and Restrictions.

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 Section 6.6.2 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. 17 of the Disclosure Statement the subdivider has stated the subdivision annual water requirement is 0.25 acre-feet per year per lot. The proposal does not contain a detailed water demand analysis or the minimum conservation measures as required by Section 6.6.2 of the Code.

Section 6.6.2 of the Code requires that the applicant shall be required to adopt covenants or to take other measures necessary to ensure, with reasonable prospects of success, that the estimated water budget will be achieved. The Declaration of Covenants, Conditions and Restrictions does not contain any conservation measures or water use restrictions.

WATER AVAILABILITY ASSESSMENT

The proposed water supply is by four shared 72-12-1 domestic wells to be constructed by the subdivider. The proposal contains a schematic layout for the location of the proposed wells and an 8" PVC pipeline in the roadway. It is not clear from the plan if the wells are intended to be connected to a common pipeline to serve entire development. Should these wells be connected to a common distribution and storage system it will be necessary for the subdivider to obtain water rights.

The developer submitted a Geohydrologic Report (Report) in accordance with Sections 6.4.5, 6.4.2, and Table 7.4 of the Regulations. The Report was apparently prepared for a previous owner (Ortiz) and for a different lot configuration. The Report indicates a proposed subdivision of sixteen 2.5-acre lots. The current configuration is sixteen lots ranging in size from 1.75 acres to 3.03 acres in the name of Chapman.

The Report includes the test well (RG-79930) log and eleven off-site well logs, drawdown and recovery well test data, geologic cross-sections, water level contours, water availability calculations, and 100-year schedule of effects calculations. The water budget was set at 0.25 acre-feet per lot and a total of 4 acre-feet for the proposed development. The Report does not contain a detailed water demand analysis to establish the water budget.

Based on the stated water demand of 0.25 acre-feet per lot per annum, the minimum lot size calculation indicates sufficient groundwater in storage beneath the subdivision to support the proposed development. The calculation is based on a "composite" value for the specific yield developed from the three production zones encountered in the test well. The report concludes that the minimum lot size is 1-acre and that there is adequate water available for 100 years.

The well construction parameters for average depth to groundwater and the maximum expected depth of wells specified under Item No. 19 of the Disclosure Statement are not in agreement with the information presented in the Report.

The validity of conclusions reached in the Report cannot be determined without a water budget and conservation measures prepared in accordance with Section 6.6 of the Code.