

January 11, 2010

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: New Mexico Boys & Girls Ranches Master Plan

Dear Ms. Lucero:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced master plan proposal relating to project feasibility regarding water supply pursuant to the Santa Fe County Land Development Code.

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: December 30, 2009
TO: John Longworth, P.E. Water Use & Conservation Bureau Chief
FROM: Jerry Keller, Senior Water Resource Specialist
SUBJECT: Master Plan for New Mexico Boys & Girls Ranches, in Santa Fe County

SUMMARY

On December 18, 2009 the Office of the State Engineer (OSE) received a request to provide comments for the Master Plan submittal for the New Mexico Boys & Girls Ranches.

The proposal provides an outline for a development that includes cottages for students along with the resident married couple, a school, administrative offices, a school cafeteria, a gymnasium, a greenhouse and maintenance building, a swimming pool, athletic field, a chapel, 4H barns, and equestrian facilities. The Master Plan includes 964.34 acres; however the developed portion of the site will comprise approximately 100 acres. The development will be constructed in three phases. The property is located north of Edgewood on County Road 22 one mile west of Highway 344 within Sections 3 and 10, Township 11 North, Range 7 East. Water supply will be provided by the Entranosa Water & Wastewater Association.

The proposal contains preliminary water demand analyses for each of the three phases. Estimates are based on boarding school/institutional facility requirements. The total project water demand at build out is approximately 30.1 acre-feet per year. A line loss of 20% is included in the estimates. The athletic field is planned to be irrigated with a subsurface application of treated wastewater.

A letter from Entranosa Water & Wastewater Association is included in the proposal. The letter indicates the development is within the Entranosa place-of-use for water rights. Water service is contingent upon successful transfer of water rights to Entranosa.

An eight inch water line will be required to be extended to the property. On-site storage, distribution, and fire flow system will be constructed, owned, and operated by the developer.

CONCLUSION

The following comments are provided for project feasibility regarding water supply:

- The preliminary water demand analyses do not provide sufficient detail to evaluate outdoor use estimates including landscape irrigation, livestock demands, and filling and maintenance of the proposed swimming pool.
- The Phase I and Phase III “visitor” category demand estimate is 5 gallons per person per day. Phase II is reduced from 5 gallons per person per day to 3 gallons. No explanation is provided for the reduction in demand for Phase II.

- The developer has not provided sufficient information regarding the source and quantity of water rights to serve the project. OSE records do not indicate any water rights appurtenant to the subject property.
- It would be inappropriate at this stage of the development process to comment on the water rights transfer to Entramosa Water & Wastewater Association as it may be interpreted as pre-approval of a future water right transfer application.