

October 8, 2003

Wayne Dalton
Development Review Specialist II
Santa Fe County
102 Grant Avenue – P.O. Box 276
Santa Fe, NM 87504-0276

CERTIFIED
RETURN RECEIPT
REQUESTED

Re: AFDRC CASE # Z 03-5121 Stone Creek Apartments Master Plan

Dear Mr. Dalton:

On September 24, 2003, the Office of the State Engineer received a request to review the Master Plan proposal for "Stone Creek Apartments". The proposal is a request to build a senior housing project on 8.31 acres located at the northwest corner of Rufina Street and Henry Lynch Road, in the Agua Fria Historic Traditional Community, in Section 32, Township 17 North, Range 9 East, NMPM. This proposal was reviewed pursuant to the Santa Fe County Land Development Code and Santa Fe Extraterritorial Zoning Ordinance.

Stone Creek senior housing project will consist of 40 one-bedroom apartments, 80 two-bedroom apartments, a community clubhouse and a management office. The developer has submitted a water budget pursuant to Article VII, Section 6.6.2 of the County Land Development Code, stating that the housing project will use a total of 9.97 acre-feet of water per year. The water budget includes 0.83 acre-feet per annum for outdoor irrigation, but there is no data regarding square footage and method of irrigation in support of this figure. Water requirements expressed in gallons per square foot for various types of vegetation are presented in Appendix A of the OSE Technical Report 48 entitled "*Water Conservation and Quantification of Water Demands in Subdivisions*" (Wilson, 1996). Also, although the project will include a clubhouse with a community kitchen that will serve meals to senior citizens of Santa Fe, the water budget accounts only for the water use for 4 employees (10 gpd) and for 10 visitors (5 gpd). No mention is made as to whether the meals will be prepared on the premises, and if the facility will be equipped with washers and dishwashers. Calculations of the water use in the community kitchen should be included in the water demand analysis.

The developer proposes to obtain water from the Sangre de Cristo Water Company, but has not provided any evidence that the utility is ready, willing, and able to provide sufficient water to meet the demand, as required by Article VII, Section 6.4.4 of the County Land Development Code. Thus, it is the opinion of this office that a favorable opinion should be withheld until these issues are resolved.

Should you have you have any questions, please call me at 505-827-4273.

Sincerely,

Mara Smith
Water Use and Conservation Bureau

cc: Brian C. Wilson, P.E., OSE Water Use and Conservation Bureau Chief