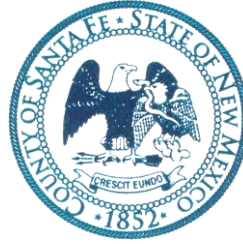


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathleen Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

May 18, 2015

SANTA FE COUNTY
DEVELOPMENT OF INFRASTRUCTURE “BUILD OUT” STUDY
RFP 2015-0333-GM/PL

ADDENDUM 2

Dear Proponents,

This addendum is issued to reflect the following immediately. It shall be the responsibility of interested Offerors to adhere to any changes or revisions to the RFP as identified in this Addendum No. 2. This documentation shall become permanent and made part of the departmental files.

ATTACHMENT: Pre-Proposal Conference Sheet, BCC Memo Status of Utility, BCC Update on Water Allocation, SDA Map

On May 18, 2015 Santa Fe County held the pre-proposal conference for the above referenced Request for Proposals (RFP). Listed below are questions asked at the conference and/or received via email.

Question 1: The RFP states the County will deliver a zoning map, but the map won't be available – how can offerors fulfill request without it?

Answer 1: Task 1 for infrastructure build-out is for SDA-1 only. A draft zoning map is currently available at <http://www.santafecountynm.gov/sldc> and is not necessary for the work required under the RFP. The selected offer will not be penalized if the final zoning map is not made available at the time of award.

Question 2: On deliverable Tasks 1, 2, 3, and 4 you have 120, 180, 180, and 180 days respectively. Are those schedules concurrent or consecutive?

Answer 2: By design, Tasks 2 and 3 must follow Task 1, and Task 4 must follow Tasks 2 and 3. Task 2 and Task 3 could be concurrent. The amount of time anticipated for the completion of the entire project is approximately 540 days (one and one-half years). The actual delivery schedule will be

	<i>negotiated with the selected offeror or offerors.</i>
Question 3:	Task 2 references to the City of Santa Fe's (City) hydraulic model. Is there one available for the County? Is there preferred software that should be used for the model?
Answer 3:	<i>The city's existing hydraulic model includes approximately 35% of the County's current water system infrastructure. The existing model uses MWH H2OMAP Water software.</i>
Question 4:	We will have to use the software that the City's model uses?
Answer 4:	<i>Yes. See Answer 3.</i>
Question 5:	Will the software and the model be made available?
Answer 5:	<i>The offeror or offerors will need to acquire the software. The City's hydraulic model will be made available to the selected offeror or offerors.</i>
Question 6:	When will the County provide the model?
Answer 6:	<i>The County will provide the hydraulic model to the successful offeror or offerors for contract cost negotiations.</i>
Question 7:	Is the City model currently being updated; is it a moving target?
Answer 7:	<i>The City's hydraulic model evolves as new infrastructure is added to the City's water system.</i>
Question 8:	To what degree is County infrastructure currently incorporated in there?
Answer 8:	<i>See Answer 3.</i>
Question 9:	Do we have a boundary map of Sustainable Development Area-1 (SDA-1)?
Answer 9:	<i>The SDA-1 map is in Appendix 1 of the SLDC available at the following link: http://www.santafecountynm.gov/userfiles/SLDC/ClickableSLDCwithOrdinance.pdf. The SDA concept is described in the SLDC on pages 266-269. It is also described in the SGMP which is located at the following link: http://www.santafecountynm.gov/userfiles/SustainableGrowthManagementPlan2010PDFsm.pdf.</i>
Question 10:	What is the El Centro area? What is the relationship to SDA-1? Can you clarify the differences?
Answer 10:	<i>El Centro is the central part of the County and used for planning purposes. SDA-1 is within El Centro. The project area for Task 1 is SDA-1 plus areas served by the SFCU infrastructure. See map of SDA-1 per Answer 9.</i>
Question 11:	Per the requirements for infrastructure of roads/trails/parks/open spaces of Task 1 – does the County have an accurate map showing open spaces and trails to determine future growth and development?
Answer 11:	<i>The County has accurate maps of current roads/trails/parks/open spaces in GIS format. The County will provide the available data to the selected offeror or offerors.</i>
Question 12:	How much data on page 7 is currently available and where?
Answer 12:	<i>The addendum to these questions shows the links for all the data currently available online. The County will make the remaining</i>

	<i>identified information available to the selected offeror or offerors.</i>
Question 13:	Population projection – are those fairly current? Assuming those that are approved are and available are current and we won't be expected to do a high growth/low growth?
Answer 13:	<i>The County has results from recently-completed comprehensive study. The information can is available at http://www.santafecountynm.gov/userfiles/SantaFePopulationGrowthReport.pdf and http://www.santafecountynm.gov/userfiles/SantaFeCountyEmploymentProjections.pdf. The County does not anticipate needing high/low population growth projections, unless the offeror(s) makes a compelling recommendation, in which case the effort can be negotiated in the contract scope-of-work.</i>
Question 14:	On the deliverable regarding recommendation on the upgrades to the Quill WWTF under Task 3 – are you expecting a Preliminary Engineering Report (PER) that meets USDA requirements including a full-blown evaluation of alternatives, or is the recommendation meant to be at the master plan level?
Answer 14:	<i>SFCU is seeking a PER that meets USDA requirements to ensure that all funding options will be available and design/construction of the selected options can commence quickly after the completion of the PER.</i>
Question 15:	Do you expect responders to discuss alternative methods for water re-use?
Answer 15:	<i>Reuse options will need to be considered in developing the WWTF treatment alternatives. Many regional treated effluent reuse options will be explored in a parallel effort spearheaded by the City.</i>
Question 16:	Does the County have a MAC or a budget in mind for this work?
Answer 16:	<i>The County does not have a pre-determined cost estimate for this planning effort. The project will be phased depending upon available funding. FY15 funding is approximately \$220,000 with the potential for additional funds from FY16.</i>
Question 17:	Will the project be phased? Is the expectation that Tasks 1 – 4 will be completed in a year?
Answer 17:	<i>See Answers 2 and 16.</i>
Question 18:	The project does not fit within a fiscal year – will offeror or offerors be expected to complete all the work within one year, as the RFP states? Can you clarify the timeline?
Answer 18:	<i>The anticipated project schedule is approximately one and one-half years. This is a revision to the language in the RFP. The County will issue the offeror or offerors a notice-to-proceed for each task. A more detailed and specific schedule will be negotiated with the selected offeror or offerors.</i>
Question 19:	Page 7 states 30%, 60%, and 90% complete phases – is that really just to reference multiple deliverables for the plan, not really a 30% completion? How are you looking at that? Is it - draft? Final draft? Final?

Answer 19:	<i>The deliverable for each task is expected to allow feedback from the County at key junctures. A more detailed feedback schedule will be negotiated with the selected offeror or offerors.</i>
Question 20:	Interactive map – is that final SDA-1 delineations? Could there be an overlay of the SDA-1 and interactive map?
Answer 20:	<i>The BCC could modify the current SDA-1 delineations; however, there are no current plans to change the area on SDA-1. The zoning map is distinct from the SDA-1 map. There are currently no plans to overlay the SDA-1 map onto the interactive zoning map.</i>
Question 21:	What level of detail is offeror or offerors going to be asked to provide for lead infrastructure elements?
Answer 21:	<i>The County will be looking for advice from the offeror(s) on this. For Task 1- the detail needs to be adequate for planning purposes per the SLDC level-of-service requirements. For Tasks 2 and 3- SFCU needs sufficient detail to proceed to costing and design of the phased infrastructure.</i>
Question 22:	Chapter 9 of the Land Use code is currently in revision and community districts have been asked for their input – if changes are made and we don't have that information how can the offeror or offerors decide what they can produce?
Answer 22:	<i>There are no community district plans within SDA-1, therefore the impacts of the current revisions will not have a significant impact on this planning work.</i>
Question 23:	If info is not forthcoming for their budget – will County allow extended time?
Answer 23:	<i>See Answers 16 and 18.</i>
Question 24:	Is any of the Aamodt settlement area in SDA-1?
Answer 24:	<i>No.</i>
Question 25:	Page 5, item A, line 5. What is the relationship between this study and the schedule of Impact Fees for Public Infrastructure Improvements per 12.5 and 12.8.4 of the Sustainable Land Development Code? Is this study going to be the basis of the development of the impact fees?
Answer 25:	<i>The capital improvements cost generated by this study will likely inform future decisions regarding impact fees.</i>
Question 26:	Page 5, item B, line 9. Of the many independent water systems, which ones are included? Chupadero, Canoncito, Rancho Viejo, and the Buckman Direct Diversion, and wants them included in the 20-year plan, would the County want the staffing and equipment needs detailed by system?
Answer 26:	<i>Since the Buckman Direct Diversion (BDD) is the County's primary source of water supply, the offerors will need to consider this source in supply vs. demand analysis. The water systems that are currently slated to become part of the SFCU water system include Canoncito, Chupadero, and Hyde Park Estates. The offerors will consider other nearby water systems that have either a current contractual relationship with Santa Fe County (e.g. Agua Fria Water Cooperative, La Cienega</i>

	<i>Mutual Domestic Association,) or have expressed interest in partnering with the County (e.g. Eldorado Area Water and Sanitation District)</i>
Question 27:	Page 9, line 12. Is the County-wide assessment in Task 1 intended to include roads and utilities County-wide or are roads and utilities to be limited to SDA 1?
Answer 27:	<i>The area of Task 1 is SDA-1 for roads, emergency response services, parks, open space, and trails. The utilities area for water and wastewater services may extend beyond SDA-1 in those areas where SFCU water and wastewater service extend or are planned to extend beyond SDA-1 (e.g Hyde Park Estates, Chupadero, Canoncito).</i>
Question 28:	Page 11, item B.2. Does the County intend to have a parallel independent copy of the City of Santa Fe's water model? Would the City staff allow the offeror or offerors access to update the City's model?
Answer 28:	<i>It is our hope and intent that the model that is updated by the offeror(s) will be accepted by the City and become the only water infrastructure system model for the region. See also Answer 6.</i>
Question 29:	The study area is referred to differently in the various sections of the RFP. The El Centro area, Sustainable Development Area 1 (SDA-1), and Santa Fe County Utility service area, are all referenced, with the main focus being on SDA-1 and the SFCU service area. It was mentioned at the pre-proposal meeting that the study area for task 1 is different than that for Tasks 2 and 3. Can the County provide some clarification and definition of the study area for each task?
Answer 29:	<i>See Answers 1, 9, 10, 20, 26, and 27</i>
Question 30:	Task 2.B.2 – This section references the City's existing hydraulic model. Could you please verify what software this was developed in? Could you also please confirm if the model must be completed in the original software or is an alternate preferred model software can be used by the team?
Answer 30:	<i>See Answer 3. The model will need to remain compatible with the existing City model, so an alternate software may be used only if the model can be easily used in either software.</i>
Question 31:	Task 2.B.2 – Has the City model been updated or calibrated since 2008?
Answer 31:	<i>Unknown at this time.</i>
Question 32:	Task 2.B.2 – Does water quality/water age need to be incorporated into the model?
Answer 32:	<i>Water quality/water age needs to be considered in the water system design, not necessarily in the model. If the model can constructively be used to identify water age issues, it should.</i>
Question 33:	Task 2.B – Is SCADA data available or what is the extent of the SCADA information to aid in model calibration?
Answer 33:	<i>The County does not have SCADA. Parts of the City's water system have SCADA data which may be available.</i>
Question 34:	Task 2.C.1 – Will billing data from the current SFCU customers or City customers be provided and shall this be used as the basis for the

demands?

Answer 34: *Monthly County billing and other water usage data by meter reading route (subdivisions) is available for current demand. Future demand can be estimated using population projections, development approvals, and water service commitments.*

Question 35: Task 2.B – Shall water conservation measures or water use goals be considered with the development of the plan?

Answer 35: *Yes.*

Question 36: Task 2.D.9 – This section references “water rights acquisitions.” Could you please verify if the current supply (BDD and City) is assumed to be sufficient for the project area or if alternate supply sources will also need to be identified in the Master Plan.

Answer 36: *Please see two staff memos to the BCC (attached) for background on this issue.*

Question 37: The description of Task 3 of Page 6 of the RFP states that “Task 3 will include the preparation of a Preliminary Engineering Report (PER) for the existing Quill Wastewater Treatment Facility (Quill WWTF) and service area or alternate wastewater treatment options.” However, the deliverable list on Page 6 indicates that the PER will be a separate from the main (Task 1-4) report. There is no detailed description (under Task 3 or elsewhere) regarding the County’s expectations for the PER. Will the County clarify how the PER fits into the project schedule and deliverables and detail your expectations?

a. The assumption in Task 3 is that the County will continue to operate the Quill WWTF and renew the 25-year lease with the NMDOC. How does this mesh with the requirement for the Quill WWTF PER?

b. Does the County want a PER meeting USDA-RD requirements or something less formal like a facility plan for the Quill WWTF?

Answer 37: *The County anticipates that the PER will follow the initial master planning analysis and that it will involve a replacement of the Quill treatment facility. However, depending upon the direction of the Master Planning effort at that point, the focus may be on a replacement treatment facility at the Quill site or another alternative. If the focus shifts from the Quill to other alternatives, Task 3 will be reevaluated with the selected firm. Also see Answer 14.*

Question 38: In the deliverable list for Task 4 (page 17), item 9 references “utility take-overs.” Will the County provide additional explanation regarding the definition of utility take-overs, and the general criteria that would be evaluated?

Answer 38: *County can provide the County’s current rural water/wastewater system acquisition resolution/policy, but the County is seeking guidance on the evaluation criteria.*

Question 39: In the proposal specifications section, Capacity and Capability, the County has asked for qualifications (and presumably resumes) for “all personnel who will be performing the services.” Given the broad range of services required, and the need to utilize staff from many labor

categories (junior to senior) to provide technically sound but cost-effective services, can the requirement be interpreted to include detailed qualification information and resumes for all **key staff**?

Answer 39: *Yes.*

Question 40: May staff resumes be included in an appendix, and *not* counted in the 25 page limit?

Answer 40: *Yes. See IV.C, page 30 of the RFP.*

Question 41: Is it correct that the cover letter does not count against the 25-page limit?

Answer 41: *The cover letter does not count against the 25-page limit.*

Please add this Addendum 2 to the original bid documents and refer to bid documents, hereto as such. This and all subsequent addenda will become part of any resulting contract documents and have effects as if original issued. All other unaffected sections will have their original interpretation and remain in full force and effect. Bidders are reminded that any questions or need for clarification must be addressed to Marissa Yniguez, Senior Procurement Specialist at myniguez@santafecountynm.gov.

Pre-Proposal Conference
RFP#2015-0333-GM/PL
Professional Services for Development of Infrastructure "Build-Out Study"
May 18, 2015
2:00 PM (MDT)

NAME	ORGANIZATION	PHONE #	EMAIL
BILL TAYLOR	SFC	(505) 986-6373	btaylor@santafecountynm.gov
MARISSA YNIQUEZ	SFC	(505) 992-6753	myniquez@santafecountynm.gov
Denise Weston	BHI	505-923-3321	dweston@bhinc.com
Todd Burt	BHI	823-1000	tburt@bhinc.com
Robert Fowlie	CDM Smith	505 353 3734	FowlieRA@cdmsmith.com
Carlos Ruiz	OCCAM/EC	505-690-3019	crui2@occam.pro
Roy Robinson	AMEC Foster Wheeler	505-459-7947	roy.robinson@AMEC.com
WALTER WAIT	SAN MARCOS ASSOC.	505-471-0645	WaltWait@Q.com
EDWARD ESCUDERO	AIO LLC	505-820-3192	EDWARDE@AIO LLC.COM
ED DUBOIS	HDR ENG.	505 350 8926	edubois@hdrinc.com
Jerad Ruel	Design Envinuity	505-8508270	jmiraelconsulting@gmail.com
Claudia Borchert	SFCo. utilities	505-992-9872	cborchert@santafecountynm.gov
Joe Sanchez	AIO LLC	505-820-3192	jsanchez@aio llc.com
PAUL OLATSON	SFC/GM	505-992-9866	polatson@santafecountynm.gov
Rusty Rodke	Souder Miller and Assoc.	505-469-1810	rodkehorse@newmexico.com

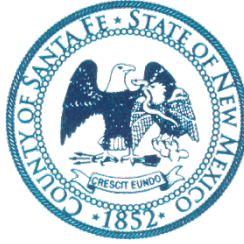
Pre-Proposal Conference
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Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: *February 11, 2015*

TO: *Board of County Commissioners*

VIA: *Katherine Miller, County Manager*

FROM: *Adam Leigland, Public Works Director*

ITEM AND ISSUE: *BCC Meeting February 24, 2015*
Presentation and Update on Santa Fe County Utility Water Supply and Demand (Public Works Department/ Claudia Borchert)

SUMMARY:

Santa Fe County Utility has adequate water supply to meet current demand, projected 2030 demand for Sustainable Development Area 1 (SDA-1), plus approximately 300 acre-feet “set-aside” for County identified priorities, and approximately 200 acre-feet of “uncommitted” supply.

BACKGROUND:

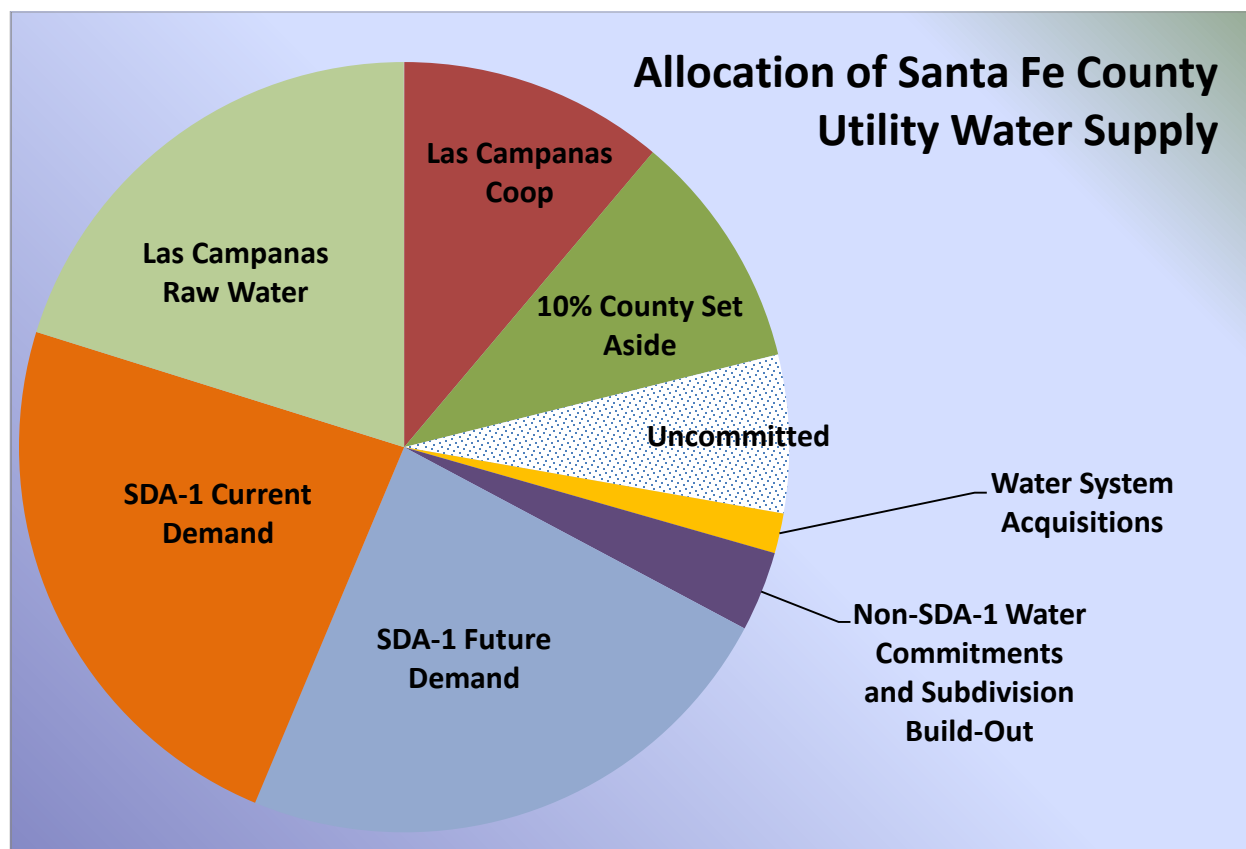
Development requests continue to be submitted to the BCC for master plan, preliminary or final plat approval. Projects within the utility service area seek water supply from the Santa Fe County Utility. This memo revises the Santa Fe County Utility water supply and demand estimates presented in October of 2014, updating previous uncertain commitment estimates with Sustainable Development Area-1 (SDA-1) 2030 population projections and incorporating recent water commitment developments.

The October 2014 memo identified that once 400 acre-feet of water rights has been acquired, the County’s water supply from both the Buckman Direct Diversion facility and the 500 acre-feet of water supply via the 2005 Water Resources Agreement (WRA) between the County and the City of Santa Fe (City) -County equals 2,976 acre-feet per year. The same memo estimated the County’s commitments as 2,808 acre-feet per year.

DISCUSSION:

This update uses a different approach to address the question of available supply. An October 2014, a growth and population study commissioned by the Growth Management Division (*Population Estimates and Forecasts for: Growth Management Areas, Sustainable Development Areas, and the Water/Wastewater Service Area, County of Santa Fe, 1990-2030*) concluded that the population for SDA-1 will be approximately 12,500 by year 2030. Using a conservative gallons per capita per

day (gpcd) of 100 (60-65 gpcd for residential and the remainder for commercial/institutional/industrial enterprises), the calculated water demand for SDA-1 in 2030 is 1,400 acre-feet. The current SDA-1 population is approximately half of projected 2030 population and uses about 700 acre-feet. Incorporating these new estimates, the almost 3,000 acre-feet of County Utility water supply could be allocated according to current use, existing commitments, current policies, and future demands as shown in the pie chart below.



This water supply update identifies that:

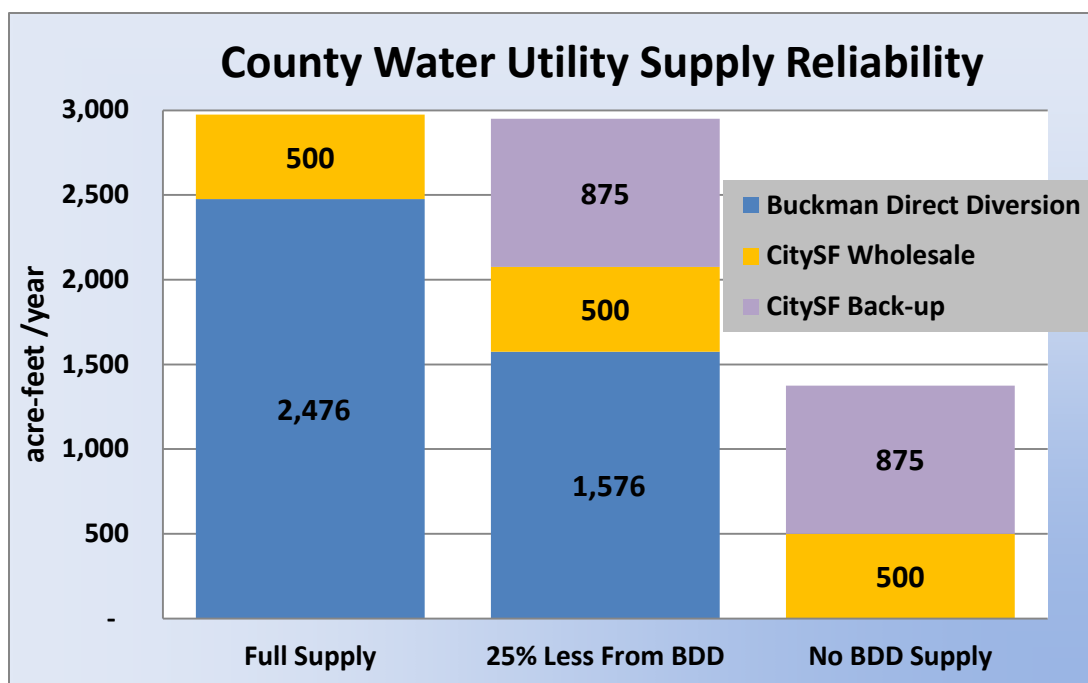
- 1) County Water Utility has adequate water supply for SDA-1 projected population through 2030;
- 2) per Resolution No. 2006-57, the BCC could assign approximately 300 acre-feet set aside for current and future County priorities (e.g. bulk water stations, aquifer sustainability, community buildings, affordable housing, economic development); and
- 3) the County has about 200 acre-foot of water available to commit for either projects outside SDA-1 or for build-out of SDA-1 beyond 2030.

As the per capita water use drops and existing County water service agreements are researched, the size of the “uncommitted” pie is likely to increase.

A utility reserve is not explicitly included in the allocation chart above. Resolution No. 2006-57 builds a reserve account by requiring that each project budget add 20% to the expected development demand.

Backup Supply

As concluded by the Water Policy Advisory Committee (WPAC) in its presentation to the BCC in January, an important water need for the County Utility is back-up supply. The WRA has provisions to supply the County 875 acre-feet of water when the Buckman Direct Diversion facility (BDD) is unable to provide water- “under drought/catastrophic conditions (extreme drought, acts of sabotage, water quality restrictions, OSE/ISC restrictions”. The same agreement also states that the County and City agree to a pro-rata reduction in the Wholesale Water Delivery in the event of a shortage of water supply to the City’s system. The graph below shows the County Utility’s water supply under three different scenarios: full BDD functionality with adequate stream flow, a reduction in 25% of the BDD supply during the peak demand season, and an entire year without the BDD.



While the last scenario is unlikely, it is prudent for the County to consider what level of risk it is willing to assume and what supply redundancy is necessary to increase resiliency, especially in light of future climate projections. The County, the City and the Bureau of Reclamation (Reclamation) recently completed the Santa Basin Climate Change Study, which is still under review with Reclamation’s Washington Office. Public Works would like to present the results of the Santa Fe Basin Study to the WPAC and Board next month.

There are significant cost implications to the Utility, depending upon which water source is tapped. The County’s marginal cost for BDD water is \$0.77 per 1,000 gallons; the WRA cost is \$3.50 per thousand gallons. In addition, the WRA price per 1,000 g is going to increase; on February 4, 2015, the City gave the County verbal notice of their expected increase to the WRA rate and noted that a wheeling fee will also be included.

Next Steps

In order to increase the availability and reliability of supply, Utilities recommends continuing with the following activities:

1. Revise water customer service policies. Reducing customer leaks and defining use of the bulk water station will increase the longevity of the County's water supply.
2. Determine validity and applicability of all water service agreements. As the existing contracts are fulfilled or terminated, the County's commitments will decrease.
3. Revise water development policies (included in the WPAC 2015 Work Plan). BCC may wish to adopt land use/development water policies that stretch its supply. These policies may include incorporating state-of-the art water technologies, defining how water budgets for developments are initially calculated, requiring water use monitored and reported, and identifying corrective actions follow partial or full build out if water use budgets are exceeded.
4. Acquire necessary sources of supply. The County's existing water supply can be extended by seeking additional sources, such as groundwater and high quality effluent.
5. System Maintenance. Utilities is developing a plan that identifies the repair and replacement needs of the County's water infrastructure, which will save water and costs in the long-term.

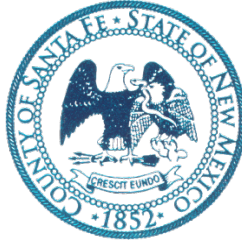
ACTION REQUESTED:

None. For informational purposes only.

Daniel “Danny” Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: *August 13, 2014*

TO: *BCC of County Commissioners*

FROM: *Claudia Borchert, Public Utilities Division Director*

VIA: *Adam Leigland, Public Works Department Director*
Katherine Miller, County Manager

ITEM AND ISSUE: *BCC Meeting August 26, 2014*
UPDATE ON WATER RIGHTS AND ALLOCATIONS

SUMMARY:

Santa Fe County (County) current water supply (water rights, infrastructure capacity and physical “wet” water) is approximately 1,981 acre-feet/year (af/y). Since 2010, County water supply commitments (e.g. demand) have increased from 823.7 af/y to approximately 1,423 af/y, not including the demand from annexation. Demand is the combination of previous allocations and water service agreements plus water service commitments approved between 2010 and 2014.

BACKGROUND AND INTRODUCTION:

In order to have a reliable water supply, at least three components are necessary: water rights, infrastructure capacity, and physical, high quality “wet” water. Together these three parts make up the “three-legged stool” of water supply. Hence, in analyzing the County’s water supply as presented in this memo, all three elements of the three-legged stool are incorporated. The second part of this analysis combines the water that the County currently provides to customers with commitments it has made (i.e. allocations). The combination of these two represents the County’s demand. If water supply exceeds demand, the County has water to commit to additional uses.

Pursuant to Resolution No 2006-57, “A Resolution Adopting a Santa Fe County Water Resources Department Line Extension and Water Service Policy”, Utilities shall maintain an accounting of available physical water, water rights, allocations established through valid water service agreements, line losses, affordable housing allocations, allocations for County-sponsored projects or County discretionary use, and water deliveries made the previous year.

As of August 2010, the County’s allocated water is 823.7 af/y (see attached August 18, 2010 memo with Resolution 2010-159). Since 2010, water allocations from various BCC approvals have further increased the County’s water obligations. These allocations are further explained in tables within this memo.

WATER SUPPLY

WATER INFRASTRUCTURE CAPACITY: The County currently has 2,113 af of potable water infrastructure capacity available annually. The County's partnership in the Buckman Direct Diversion facility (BDD) provides 1,700 af/year of diversionary capacity, which results in 1,613 afy of deliverable potable water. The remaining 500 af/y is available through the "Water Resources Agreement between the City of Santa Fe and Santa Fe County" dated January 11, 2005.

Note that the County's acquisition of 541 af/y of capacity from Las Campanas Limited Partnership and the use of 332 af/y of the Las Campanas Water Coop capacity (from the 2012 Bulk Water Agreement) is not included herein because the acquired capacity extends from the Rio Grande to Booster Station 2A, but does not currently increase the amount of potable water infrastructure available to the County (i.e. it does not include Buckman Regional Water Treatment Plant capacity).

WATER RIGHTS: Santa Fe County currently owns 1,360 af/y of water rights available for diversion at the BDD, which is the sum of the first two rows in Table 1. An additional 807 af/y will be owned by the County when pending transfers are completed (rows 3-5 in Table 1). Some of the water rights are committed to deliver the 600 af/y committed to the Club of Las Campanas under the Raw Wholesale Water Agreement. Eighty seven (87) af/y of water rights are "consumed" by the operational processes of the BDD. Hence, for this analysis, the BDD diversionary water right available to the County is 1,481 af/y.

Table 1. County-owned, BDD- Diversion Water Rights	
	<i>Quantity (af/y)</i>
1. County San Juan-Chama permit	367.4
2. County-owned water rights	992.82
3. Pending transfers from Las Campanas Water Coop	332
4. Obligated transfers from Rancho Viejo	459.91
5. Misc. pending transfers	15.38
6. Raw wholesale water obligation	-600
7. BDD operational processes (4%)	-87
Total	1,480.51

Note that the total in Table 1 does not include remaining 377 af of Las Campanas Water Coop water rights, nor an additional 168 af/y of developer-owned water rights that have been transferred to the BDD. Since these water rights may not be associated with a development project that the Utility is currently obligated to serve, the water rights may or may not eventually be dedicated to the County.

PHYSICAL ("WET") WATER: Given the County's mix of water rights, BDD permits, and BDD operational constraints, it is a judgment call to identify the amount of physical water available to the County. However, when considering the County's 875 af/y of back-up water supply secured in the 2005 County-City Water Resources Agreement, the County's San Juan Chama contract water, the

flows in the Rio Grande, the BDD environmental permit limitations, water rights, operational flexibility of the BDD, and likely future climate change impacts, it is reasonable to assume that all 2,113 af/y of the County's capacity is likely to be able to deliver "wet" water year-round for the next decade, at a bare minimum. This assumption is currently being thoroughly analyzed in the joint County-City Santa Fe Basin Climate Change Study. Results from the analysis will be presented to the BCC within a year.

In the future, the use of County-owned, in-Santa Fe basin, groundwater rights will be helpful in increasing the reliability of existing supplies or augmenting future water demand. The County currently owns 153 af/y of Santa Fe basin, groundwater rights; however, since Utilities has no current infrastructure to use the groundwater rights, they are not explicitly added to these supply calculations.

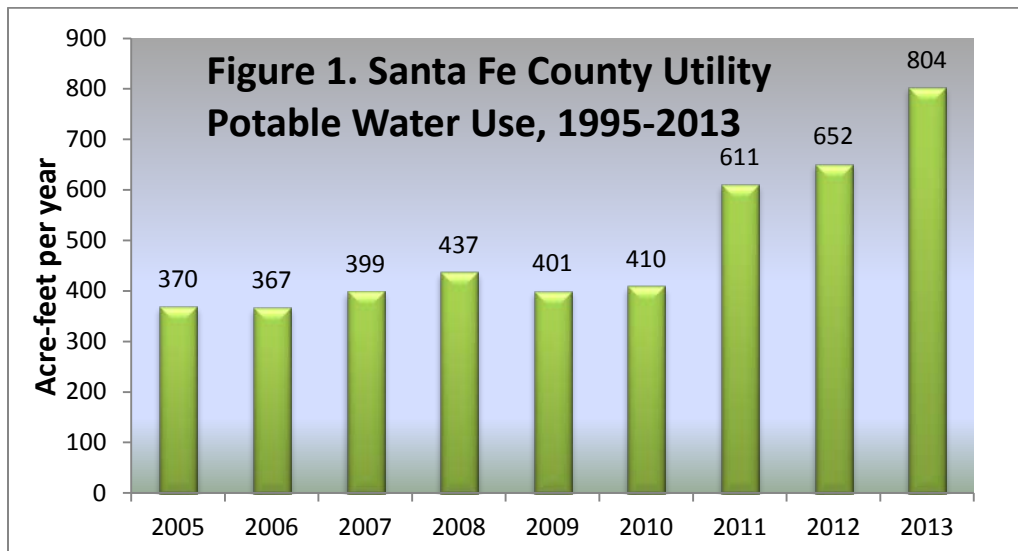
WATER SUPPLY SUMMARY: In the County's three-legged stool of water supply, water rights are currently the limiting factor (Table 2). Hence, the County has 1,981 af/y of water supply currently available, assuming that all pending water right transfers from Table 1 are deeded to the County.

Table 2. Comparison of Water Rights, Physical Water, and Infrastructure			
	<i>Water Rights (af/y)</i>	<i>Wet Water (af/y)</i>	<i>Infrastructure (af/y)</i>
Diversion	2,168	1,700	1,700
BDD operational processes (4%)	-87	-87	-87
Raw wholesale water obligation	-600*		
Potable water from the BDD	1,481	1,613	1,613
Water Resources Agreement	(500) implied	500	500
Total	1,981	2,113	2,113

**For the foreseeable future, the Club at Las Campanas is planning on purchasing only 300 af/y from Utilities.*

WATER DEMAND

HISTORIC COUNTY WATER USE: Since 2005, Utilities has delivered between 367 and 804 af of potable water to its customers annually (Figure 1). Since 2012, Utilities has also delivered an additional 300 af/y of raw (untreated) water to The Club at Las Campanas. Because of increase demand from annexed customers, Utilities estimates 2014 use will exceed 1,000 af.



PAST WATER ALLOCATIONS: Table 3 lists 1995-2010 water allocations previously approved by the BCC and identifies credit for reserved allocations from areas transferred to the City through annexation. Through 2010, approximately 824 af/y had been allocated for various existing and planned projects. The attached August 18, 2010 memo identifies project allocations. Note that of the 824 af/y, 179 af/y had been allocated to County-related projects, many of which Utilities currently serves.

Table 3. County Allocations from 1995-2010	
<i>Period of Allocation</i>	<i>Quantity (af/y)</i>
1995 – 2004	552.16
2005 – 2009	268.29
2009-2010	3.25
Total	823.7

2010-2014 WATER SERVICE AND OTHER AGREEMENTS: Over the past 4 years, actions taken by the BCC and/or Utility have committed potable water supply to the entities identified in Table 4 below.

Table 4. 2010-2014 Water Commitments		
<i>Subdivision/Area</i>	<i>Quantity (af/y)</i>	<i>Notes</i>
Canoncito MDWA	25.5*	Resolution 2012-55

Hyde Park Estates	(30.6)*	<i>Resolution 2013-66; may be supplied with existing wells and/or City water supply</i>
La Cienega Loop	8.4	<i>Resolution 2013-47; assumes all 31 homes along line will connect</i>
La Cienega Lakeside Mobile Home Park	7.5*	<i>2014 Settlement Agreement</i>
Las Campanas Water Coop	332	<i>2012 Bulk Water Agreement</i>
NM Dept. of Corrections	275.2	<i>Resolution 2013-8</i>
NM Dept. of Cultural Affairs	0.5	
Sat Nam Khalsa	0.3?	
Santa Fe Animal Shelter	5.4	
Stacey Community Property	10.4	<i>2012 MOU County-City-Stacey Community Property</i>
UDV	0.2	<i>2013 Settlement Agreement</i>
Credits from annexation transfers from 1995-2009 allocations	-66	<i>2008 Annexation Settlement Agreement</i>
Annexation	TBD	<i>2008 Annexation Settlement Agreement</i>
Total	>599.4	

**The County is acquiring groundwater rights with these systems.*

The Raw Wholesale Water Agreement with The Club of Las Campanas for up to 600-af/y, was also approved during this period. However, since it does not require potable water, this agreement has been accounted for in Table 2, not in Table 4.

WATER DEMAND SUMMARY: By combining the previously allocated demand (Table 3) and the committed demand (Table 4), the County's combined demand is 1,423 af/y (Table 5). This does not include the demand of the annexed customers, which Utilities is still calculating.

Table 5. Potential Demand	
<i>Period of Allocation</i>	<i>Quantity (af/y)</i>
1995 – 2010 Allocations	824
2010 – 2014 BCC and Utility Commitments	>599
2013 Annexation Commitments	TBD
Total	>1,423

CONCLUSIONS:

- The County currently has approximately 1,981 af/y of potable water supply; the supply is currently limited by water rights. Physical water and infrastructure limits are currently 2,113 af/y.
- 2013 demand was over 800 af; 2014 demand will likely exceed 1,000 af.
- Current potable allocations are greater than 1,423 af/y; demand of current and future annexed customers has not yet been determined.

NEXT STEPS:

In order to continue better understanding the County's water picture, Public Works/Utilities will continue our analysis, with a focus on the following:

1. Estimate existing and potential demand for annexed areas.
2. Identify water rights associated with annexed customers.
3. Under the terms of the Annexation Settlement, negotiate water supply for annexed areas.
4. Verify which County allocations are currently being supplied and which service agreements are still valid.
5. Transfer pending water rights.
6. Provide a report to the BCC with updated allocations and new service requests.
7. Develop a Master Plan identifying the Utilities water infrastructure and water right's needs.
8. Propose changes to current Utilities practices, amendments to Resolution 2006-147, and policy strategies to optimize water supply and minimize demand.
9. Develop a bulk water service policy.

ACTION REQUESTED:

None.

Santa Fe County
Sustainable Land
Development Code (draft)
Sustainable
Development Areas

Legend

Santa Fe County



Incorporated Areas



City of Santa Fe Annexation Area



Pueblo Lands



Major Roads



Railrunner Alignment



Railroad Lines

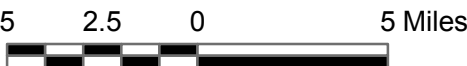


Major Streams and Arroyos



Sustainable Development Areas

- SDA-1
- SDA-2
- SDA-3



This information is for reference only.
Santa Fe County assumes no liability for
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Users are solely responsible for confirming
data accuracy when necessary.



Santa Fe County
Growth Management
Department
Planning Division

August 30, 2011
official_map_sustainable_
development_areas_tabloid.mxd

