



THE WATER BANK: PAST - PRESENT - FUTURE



PRESENTED BY

ALAN HOOK



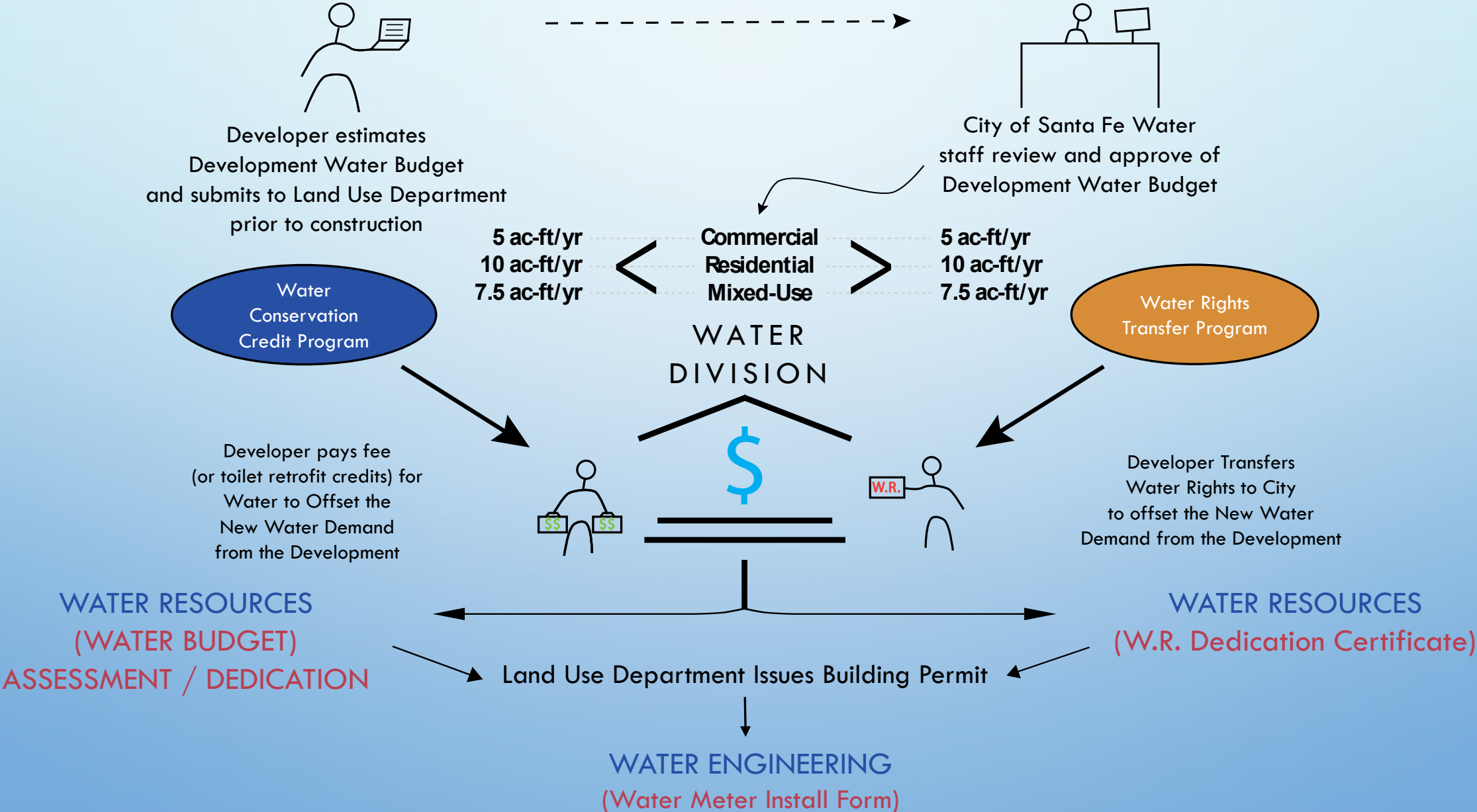
FUNCTION OF THE WATER BANK

- TO ENSURE ADEQUATE WATER RIGHTS & DEMAND CAPACITY EXIST FOR INCREASED WATER USE TIED TO NEW CONSTRUCTION
 - STATE RECOGNIZED WATER RIGHTS
 - DEMAND CAPACITY FROM CONSERVATION REBATES (INCLUDING TOILET RETROFIT CREDITS)
- COMPLIANCE IS REQUIRED TO GET A BUILDING PERMIT: ORDINANCE NO. 2016-39 § 7
 - BASED ON THE APPROVED WATER BUDGET FOR A DEVELOPMENT PROJECT, THE APPLICANT SHALL OBTAIN WATER THROUGH EITHER THE WATER RIGHTS TRANSFER PROGRAM (SECTION 25-12 SFCC 1987) OR THE WATER CONSERVATION CREDITS PROGRAM (SECTION 25-11 SFCC 1987) TO MEET THE DEVELOPMENT WATER BUDGET ACCORDING TO SPECIFIED CRITERIA.
 - TIED TO LAND USE PERMITTING PROCESS, NOT WATER UTILITY ACCOUNTS
 - ONE-TIME EVENT
 - NOT TIED TO ACTUAL WATER USE
 - ADDITIONAL COSTS FOR WATER CONNECTION + SERVICE

HISTORY OF THE WATER BANK

- JANUARY 1ST, 2010 – A CITY OF SANTA FE ORDINANCE WAS ESTABLISHED TO (1) CREATE PROCEDURES FOR CALCULATING WATER BUDGETS FOR DEVELOPMENT PROJECTS PROPOSING DEMAND FOR CITY WATER WHICH MUST BE OFFSET AND (2) ESTABLISH THRESHOLDS THAT DETERMINE WHICH CITY WATER BUDGET PROGRAM APPLIES TO A PARTICULAR DEVELOPMENT PROJECT.
- MARCH 31ST, 2010 – ADMINISTRATIVE PROCEDURES FOR WATER DEMAND OFFSET REQUIREMENTS WERE ADOPTED.
- NOVEMBER 2ND, 2011 – THE LAND USE DEPARTMENT DIRECTOR AND PUBLIC UTILITIES / WATER DIVISION DIRECTOR MODIFIED THE ADMINISTRATIVE PROCEDURES CONSISTENT WITH THE AUTHORIZING ORDINANCE.

WATER BANK PROCESS



WATER BUDGET PROCESS

Developer
Brings Proposed
Project to Land
Use Department



Water
Resource Staff
Determine or
Approve a
Water Budget.




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Type of Use	Amount (acre-feet)	Fee	Units
Single Family House (lot <6,000 sq ft)	0.15	\$2400	Per Dwelling Unit
Single Family House (lot 6,000-10,890 sq ft)	0.17	\$2720	Per Dwelling Unit
Single Family House (lot 10,890+ sq ft)	0.25	\$4000	Per Dwelling Unit
Apartment / Condo	0.16	\$2560	Per Dwelling Unit
Mobile Home	0.17	\$2720	Per Dwelling Unit
Restaurant, Full Service	0.02	\$320	Per Seat
Hotel	0.13	\$2080	Per Room
Retail, Large (>75,000 sq ft)	0.45	\$7200	Per 10,000 sq ft
Retail, Mid (75,000 – 25,000 sq ft)	0.43	\$6880	Per 10,000 sq ft
Retail, Small (>25,000 sq ft)	0.06	\$960	Per Site
Laundromat	0.78	\$12,480	Per Machine
Parks	1.48	\$23,680	Per Acre
Schools, Middle	1.68	\$26,880	Per 100 Students
Place of Worship	0.15	\$2,400	Per Site

WATER BUDGET & PROJECT TYPE DETERMINE THRESHOLDS

Above Threshold

- Requires State Recognized Water Rights
- Involves NM Office of the State Engineer - More Onerous + Expensive
- *Water Resources provides administration of Water Rights Transactions*
- *Water Resources provides developer Dedication Certificate once water rights have been fully transferred to the City (RG-20516)*

Project Type	Water Budget Threshold
Commercial	5 acre-feet
Mixed Use	7.5 acre-feet
Residential	10 acre-feet

Below Threshold


- Able to pay the City to dedicate conserved water
- Administration wholly within the City (no State Agency) - Less onerous + Cheaper
- *Water Division Engineering provides an ACD or AMS for Developers.*
- *All water offsets from the water bank must be paid prior to the approval of a Water Meter Install Form.*

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Water
Resource Staff
Determine or
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Water Budget.



Large Water
Budgets have to
bring state
recognized water
rights to the city



Water Resources
provides certificate
with NMOSE
approved water
rights




Building
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Once the
Water
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ABOVE THRESHOLD WATER BUDGETS

- PRE-1907 MIDDLE RIO GRANDE WATER RIGHTS
 - 1907 = YEAR THAT THE TERRITORIAL ENGINEER'S OFFICE WAS CREATED
 - OLD, NON-PUEBLO SURFACE WATER RIGHTS FROM THE AREA BETWEEN COCHITI AND ELEPHANT BUTTE
- REQUIRES TRANSFER WITH THE NEW MEXICO OFFICE OF THE STATE ENGINEER
 - VERY TIME CONSUMING – YEARS
 - SUBJECT TO DELAY / PREVENTION DUE TO PROTESTS
 - MRGCD
 - PUEBLOS
 - MUNICIPALITIES
 - CREATED A SPECULATIVE MARKET IN WATER RIGHTS FOR FUTURE DEVELOPMENT ALREADY TRANSFERRED TO SANTA FE

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BELOW-THRESHOLD WATER BUDGETS

- BELOW-THRESHOLD PROJECTS CAN PAY THE CITY TO DEDICATE BANKED WATER, OR DEDICATE EITHER WATER RIGHTS OR TOILET RETROFIT CREDITS
- COST IS \$16,600 / ACRE-FOOT
 - PRICE SET IN 2010 BASED ON ANTICIPATED COST OF WATER RIGHTS ON THE MARKET
- MUCH FASTER AND ADMINISTRATIVELY SIMPLER THAN WATER RIGHTS TRANSFERS (ALSO, MOST LIKELY CHEAPER PER AF)
- BELOW-THRESHOLD SALES OF WATER OFFSETS ARE TRACKED IN ACRE-FEET

IMPROVEMENTS

- WATER UTILITY PLANS (ENGINEERING) & DEVELOPMENT WATER BUDGETS (WATER RESOURCES) ARE REQUIRED PRIOR TO PLANNING COMMISSION.
- BETTER COMMUNICATION BETWEEN LAND USE DEPARTMENT & WATER DIVISION
 - NOTIFICATIONS WHEN FINAL PLAT IS SUBMITTED TO SANTA FE COUNTY CLERK'S OFFICE FOR RECORDATION.
 - IMPROVED DEVELOPMENT REVIEW TEAM APPROVAL PROCESS, UTILIZING OPENGOV
- INCREASED REVENUES FROM BELOW-THRESHOLD RECONCILIATION OF PAYMENTS
- MORE RESOURCES WITH RECENT STAFF HIRINGS

THANK YOU
Any Questions?

