



Agenda

**Regular Meeting of the Water
Conservation Committee
September 9, 2025 at 4:00 PM
Councilor's Conference Room,
City Hall 200 Lincoln Avenue**

Procedures for Water Conservation Committee Meeting

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. Request for the Approval of the August 19, 2025 Water Conservation Committee Meeting Minutes.
5. Presentations
 - a. FY25 MS4 Summary Report (Zoë Isaacson, River and Watershed Manager, zisaacson@santafenm.gov, 505-955-6853 & Claire Jordy, River and Watershed Project Manager II, csjordy@santafenm.gov, 505-469-8849)
 - b. City of Santa Fe Water Bank Presentation (Alan Hook, Water Resources Coordinator, aghook@santafenm.gov, 505-955-4205)
 - c. Water Conservation Program Update (Christine Chavez, Water Conservation Manager, cychavez@santafenm.gov, 505-955-4219)
6. Action Items
7. Discussion Items
8. Matters from Staff
9. Matters from the Committee
10. Matters from the Chair
11. Matters from the Public
12. Next Meeting: October 14, 2025

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

Regular Meeting of the Water Conservation Committee
August 19, 2025 at 4:00 PM
Councilor's Conference Room, City Hall 200 Lincoln Avenue
MINUTES

1. Call to Order

4:06pm

2. Roll Call

MEMBERS PRESENT

Councilor Carol Romero-Wirth

Bill Roth

Brandon Vella

Evan Ripley

Lori Rochelle

Abby Feldman

Robert Coombe

Sharllyn Pimente

Amanda Hatherly

Beth Kirby

MEMBERS EXCUSED

Autumn Leiker

Navona Gallegos

OTHER PARTICIPANTS ATTENDING

Christine Chavez, Liaison Water Conservation Manager

Heather Lamboy, Land Use Director

Patricio Pacheco, Liaison Water Conservation Staff

Robert Wood, Water Conservation Staff

Ramon Coriz, Water Conservation Staff

Peter Olson, Environmental Services Staff

Mori Hensley, Santa Fe Watershed Association

Julie Hasty, Santa Fe Watershed Association

Jaclyn Behringer, Santa Fe Watershed Association

Glenn Schiffbauer, Santa Fe Green Chamber

3. Approval of Agenda

MOTION A motion was made by Bill Roth, seconded by Brandon Vella, to Approve the agenda.

VOTE The motion Passed on a voice vote.

4. Approval of Minutes

MOTION A motion was made by Robert Coombe, seconded by Bill Roth, to Approve the Minutes as presented.

VOTE The motion as passed on a voice vote.

- a. Request for the Approval of the June 10, 2025 Water Conservation Committee Meeting Minutes.

5. Presentations

- a. General plan update (Heather Lamboy, Land Use Director, hllamboy@santafenm.gov, 505-955-6598)
- b. Santa Fe Watershed Association Annual Report (Julie Hasty, Director of Education of the Santa Fe Watershed Association, julie@santafewatershed.org, 505-820-1696)
- c. Water Conservation Program Update (Christine Chavez, Water Conservation Manager, cychavez@santafenm.gov, 505-955-4219)

6. Action Items

7. Discussion Items

8. Matters from Staff

9. Matters from the Committee

10. Matters from the Chair

11. Matters from the Public

12. Next Meeting: September 9, 2025

13. Adjourn

6:14pm

christine chavez

Liaison

Chair

A photograph of water flowing through a metal grate into a body of water. The scene is captured at sunset or sunrise, with a warm, golden light reflecting off the water's surface. The water is in motion, creating ripples and splashes as it falls from the grate. The overall mood is serene and natural.

City of Santa Fe MS4 Program

Water Conservation Committee
September 2025

Zoë Isaacson, River & Watershed Program Manager
Claire Jordy, River & Watershed Project Manager

Outline

- Regulatory Background
- MS4 Overview
- Our Stormwater Program





Regulatory Background

Federal/State/Local Stormwater Regulations

Federal: US EPA

Clean Water Act (1972)



National Pollutant Discharge
Elimination System (NPDES)



Point source



Non-point source



Individual
permits



General
permits

Federal/State/Local Stormwater Regulations

Federal: US EPA

Clean Water Act (1980)



National Pollutant Discharge
Elimination System (NPDES)



Point source



Non-point source



General
permits



Individual
permits

Coming Soon

State: NMED

*Surface Water Quality Bureau
(SWQB)*



Point source



Water quality
standards:
designated
uses, impaired
waters, TMDLs



Watershed
protection:
WRAPs

Federal/State/Local Stormwater Regulations

Federal: US EPA

Clean Water Act (1980)



National Pollutant Discharge Elimination System (NPDES)



Point source

Non-point source



Individual permits

General permits

State: NMED

Surface Water Quality Bureau (SWQB)



Point source

Water quality standards:
designated uses, impaired waters, TMDLs

Watershed protection:
WRAPs

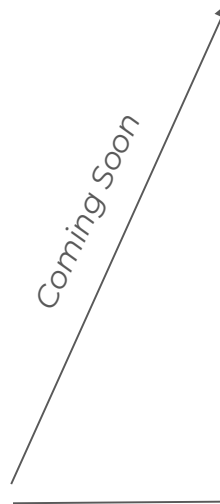


Local: City of Santa Fe



MS4 Permit and SWMP

Coming Soon



A photograph of a stormwater drainage system. In the foreground, there is a concrete curb and a metal grate. Water is flowing through the grate, creating a white, frothy stream. The background shows a concrete wall and some vegetation. The overall scene is a close-up of a stormwater management structure.

MS4 Overview

MS4 Background

MUNICIPAL SEPARATE STORM SEWER SYSTEM

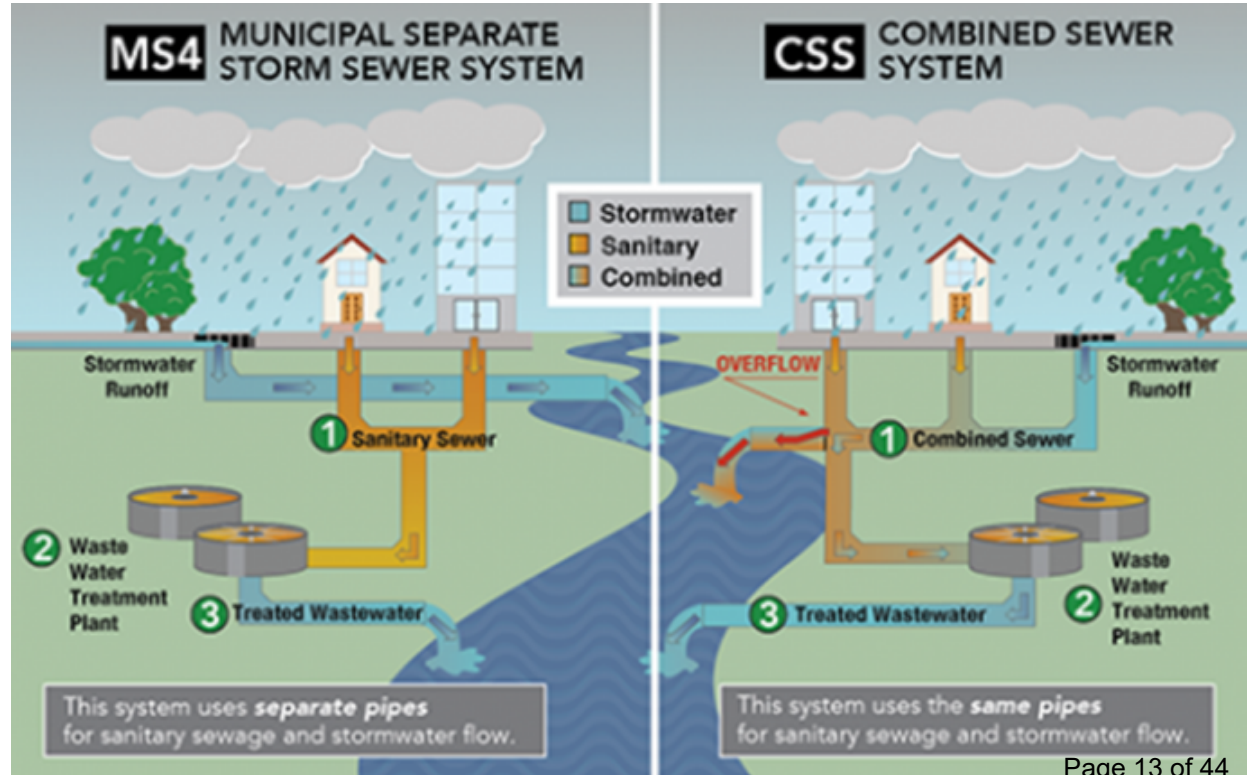


Photo Source: Clean Water Education Partnership

MS4 Permits Overview

Phase I: large urbanized areas (>100,000 population), began in 1990

Phase II: small urbanized areas (>50,000 population), began in 1999

- Permits issued by the EPA, administered by EPA/State
- Each permit is distinct but all include MCMs
- Annual reports to show progress
- Permits on a 5-year cycle
- Population re-evaluated every 10 years
- Used to be individual municipalities, now starting watershed-based permits

MS4 Permits in New Mexico

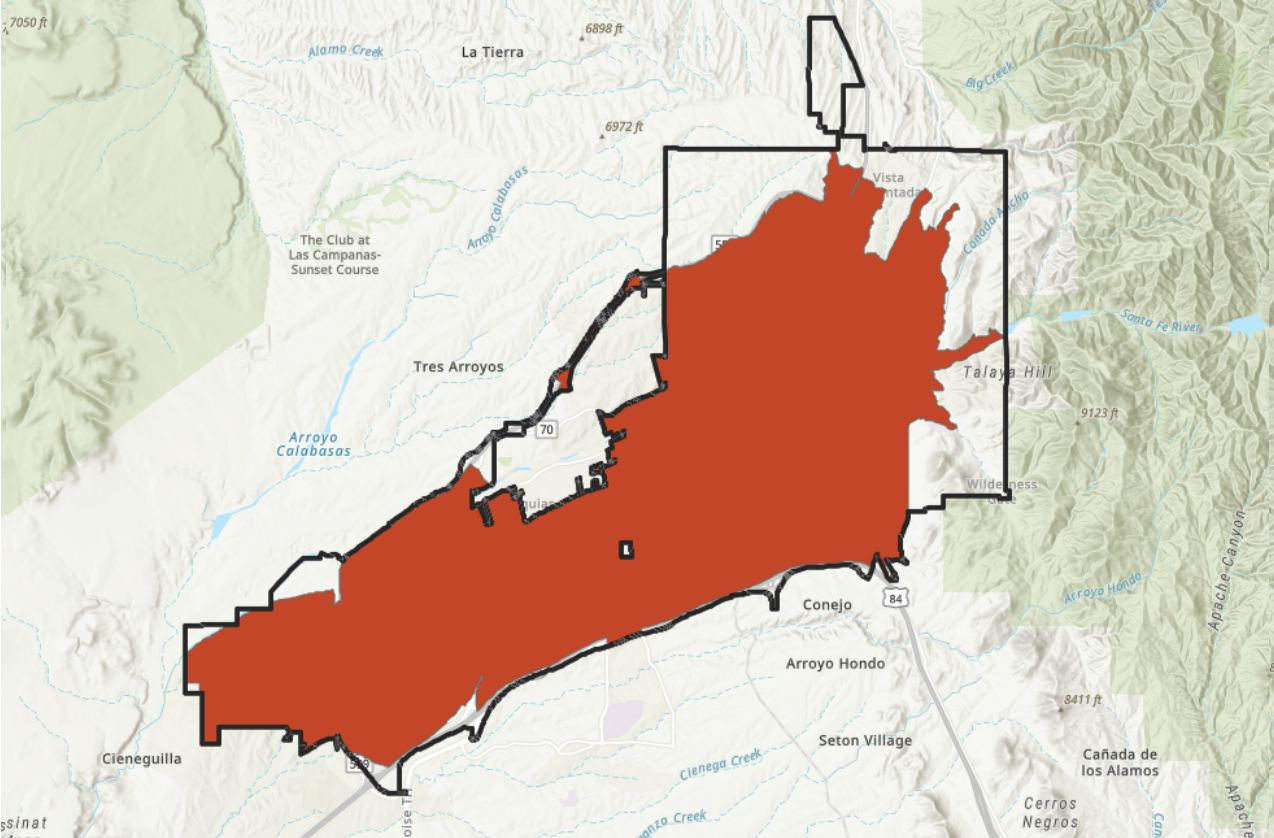
NMR04A000 NPDES Stormwater General Permit for MS4s in the Middle Rio Grande Watershed in New Mexico

- Albuquerque Urbanized Areas

NMR040000 NPDES Stormwater General Permit for Small MS4s in New Mexico

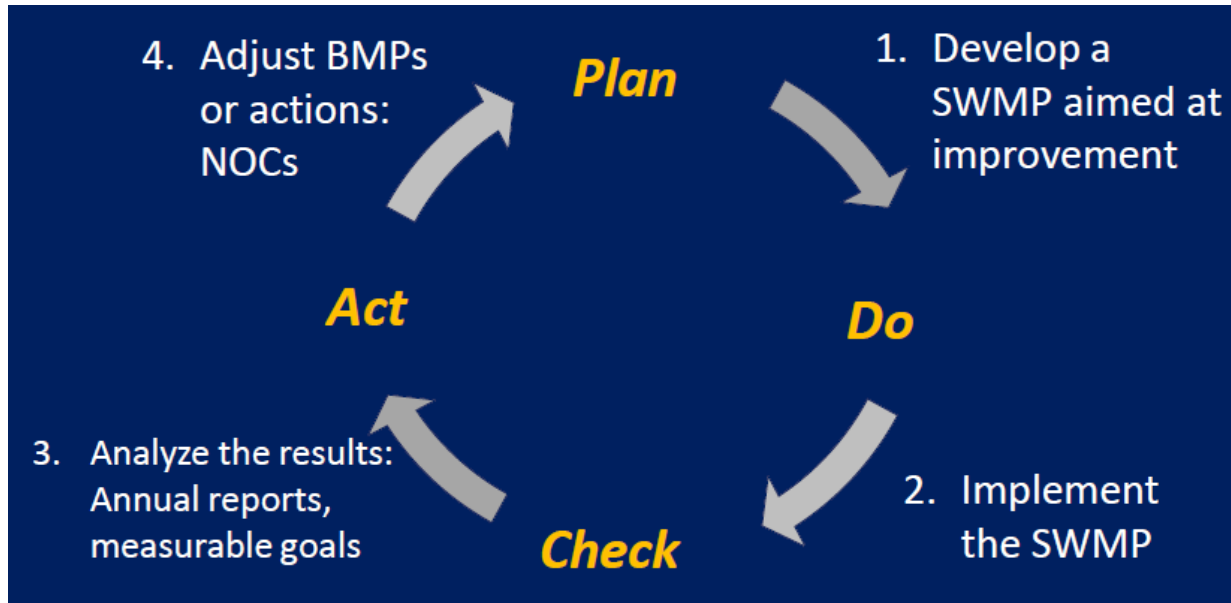
- Farmington, Santa Fe, Los Lunas, Las Cruces and El Paso Urbanized Areas
- Effective date: July 1, 2007
- Expiration date: June 30, 2012 (administratively continued) - draft permit 2015

MS4 Permit



MS4 Permit - Santa Fe

Stormwater Management Program (SWMP)



Minimum Control Measures (MCMs)

MCM 1: Public Education and Outreach on Stormwater Impacts

MCM 2: Public Involvement/Participation

MCM 3: Illicit Discharge Detection and Elimination

MCM 4: Construction Site Stormwater Runoff Control

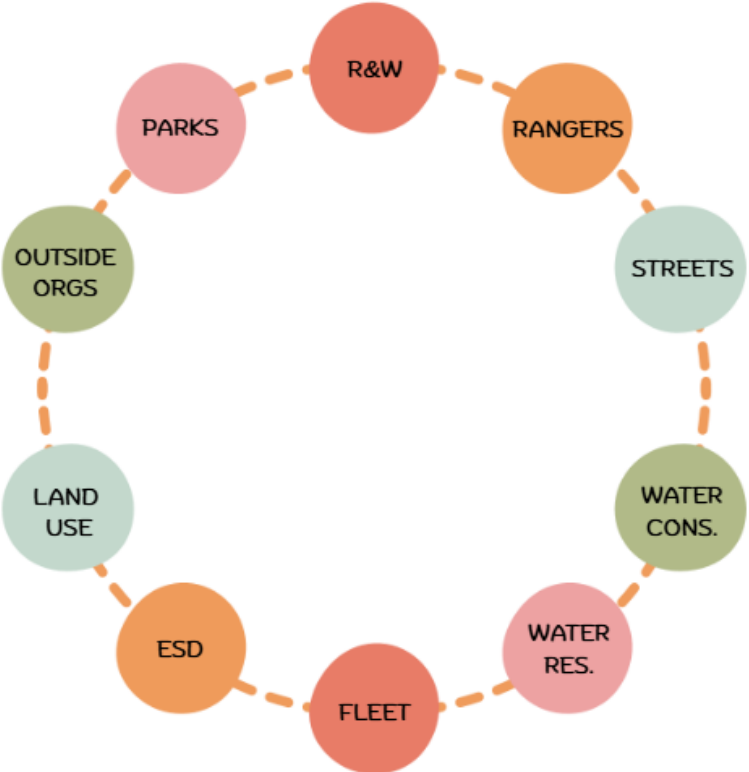
MCM 5: Post-Construction Stormwater Management in New Development and Redevelopment

MCM 6: Pollution Prevention/Good Housekeeping for Municipal Operations

A photograph of a stormwater management system. In the foreground, a narrow, shallow channel of water flows through a stone-lined bed. The banks are lined with tall, green grass. The channel is flanked by low, rustic stone walls. In the background, there are several large, leafy trees and a light-colored building with a red-tiled roof. The scene is set in a well-maintained, landscaped area.

Our Stormwater Program

Municipal Stormwater Management



River & Watershed Section

- 1 Improve Surface water quality (MS4)
- 2 Optimize stormwater management and infrastructure
- 3 Restore ecological function and vitality of waterways
- 4 Enhance understanding of the urban hydrologic system

We deploy innovative strategies to effectively manage stormwater. By re-integrating stormwater with the surrounding landscape, we build greater infrastructure capacity, improve water quality, and increase infiltration on public lands.

2024-2025 MS4 Annual Report

Achievements Overview and Highlighted Projects:

- Fully staffed section
- Secured additional funding beyond utility charge
 - FEMA Hazard Mitigation and Public Assistance Grants (OEM)
 - Que Linda
 - CWSRF
- City Policy Initiatives
 - Midtown Stormwater Master Plan
 - City Streets Design Guide
 - West Alameda Pilot Project and Rebate Program
- Infrastructure Projects
 - Santa Fe River Resiliency and Channel Stabilization Project - Design 100% complete
 - Arroyo Chamisos North Forks Site 1 & 2 - Construction 90% complete
 - Arroyo Chamisos North Fork Site 3- 100% Design

2024-2025 MS4 Annual Report

MCM 1: Public Education and Outreach

- Overhaul of R&W website
- Green waste and household hazardous waste campaign
- New pet waste brochure
- Community events: Watershed Fest, Arbor Day, Love Your Watershed Day
- 6th Annual River Talk Series
- Storm drain inlet marker replacement
- Public signage
- Santa Fe Watershed Association programs



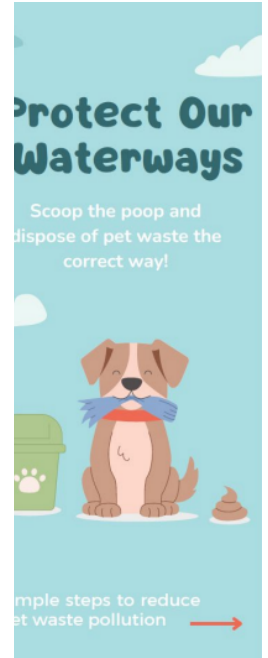
RIVER TALKS 2024

A free series of presentations and tours for community members to learn more about our river, watershed, and other related topics.

2024 SCHEDULE

- September 4 | Southside Library | 6PM
The Use of Fungi in the Bioremediation of Stormwater
- September 7 | San Ysidro Crossing Trailhead | 930AM
Santa Fe River Trail Expansion
- September 18 | Buckman Direct Diversion (BDD) | 930AM
From the Rio to your Tap
- September 21 | La Farge Library | 930AM
Elm Thinning Workshop and Cleanup Near La Farge Library
- October 2 | Southside Library | 6PM
Plant Communities of the Santa Fe River Watershed
- October 5 | Randall Davey Audubon Center | 9AM
Upper Santa Fe Watershed Transformation
- October 9 | Main Library | 6PM
Embrace the Rain for Climate Change

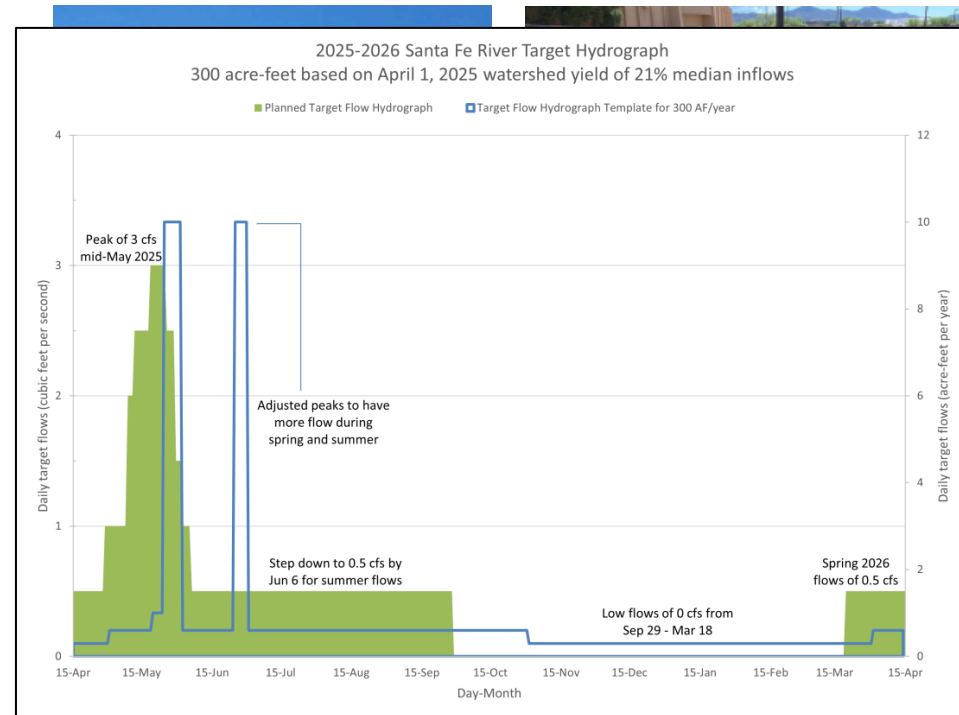
Sponsored by the City of Santa Fe & the Santa Fe River Commission.
To view the full 2024 schedule and to register visit [Lead.me/rivertalks](https://lead.merivertalks.com) or scan the QR code.



2024-2025 MS4 Annual Report

MCM 2: Public Involvement

- Santa Fe Watershed Association
 - Workshops
 - Adopt-a-Watershed
- River Source - Monarch Butterfly Station
- River Commission
- Rain Watchers
- FullCircle
- Trash Pandas
- Online Reporting Tool



2024-2025 MS4 Annual Report

MCM 3: Illicit Discharge

- Business inspections
- Education
- System mapping

MCM 4: Construction Sites

- Inspections
- Education



2024-2025 MS4 Annual Report

MCM 5: Post-Construction Runoff Control

- Large-scale LID/GSI
- Workshops on maintenance
- Street Design Guide
- Erosion control structures
- Land Use Development Code Update



2024-2025 MS4 Annual Report

MCM 6: Pollution Prevention / Good Housekeeping

- Vegetation management
 - Infrastructure projects
 - Education/training
 - System maintenance
- 17 stretches cleared of debris/invasives (22 acres)
 - \$360,000 spent on vegetation management
 - 23 outfalls + 2,452 inlets + 15 culverts cleaned = 1,750 tons of trash/debris removed
 - 1,722 tons of sediment swept from roadways
 - 849 encampments cleaned = 305 tons of trash removed
 - 869 preventative work orders on City vehicles



Upcoming Projects

1

Water quality

- Stream monitoring
- System mapping
- Education

2

Quality infrastructure

- Waterway prioritization
- Arroyo Chamisos / Arroyo de los Pinos
- Cerro Gordo culvert

3

Ecological restoration

- Living River flows
- Invasive Species Studies
- River restoration

4

Re-connecting stormwater to the landscape

- Ashbaugh Park Infiltration Gallery
- Marc Brandt Park Bio Swale Project
- Residential LID/GSI

River & Watershed Section

Zoe Isaacson, Program Manager
zrisaacson@santafenm.gov

Claire Jordy, Project Manager
csjordy@santafenm.gov

<https://santafenm.gov/public-works/parks-and-open-space/river-and-watershed>



THE WATER BANK: PAST - PRESENT - FUTURE



PRESENTED BY

ALAN HOOK

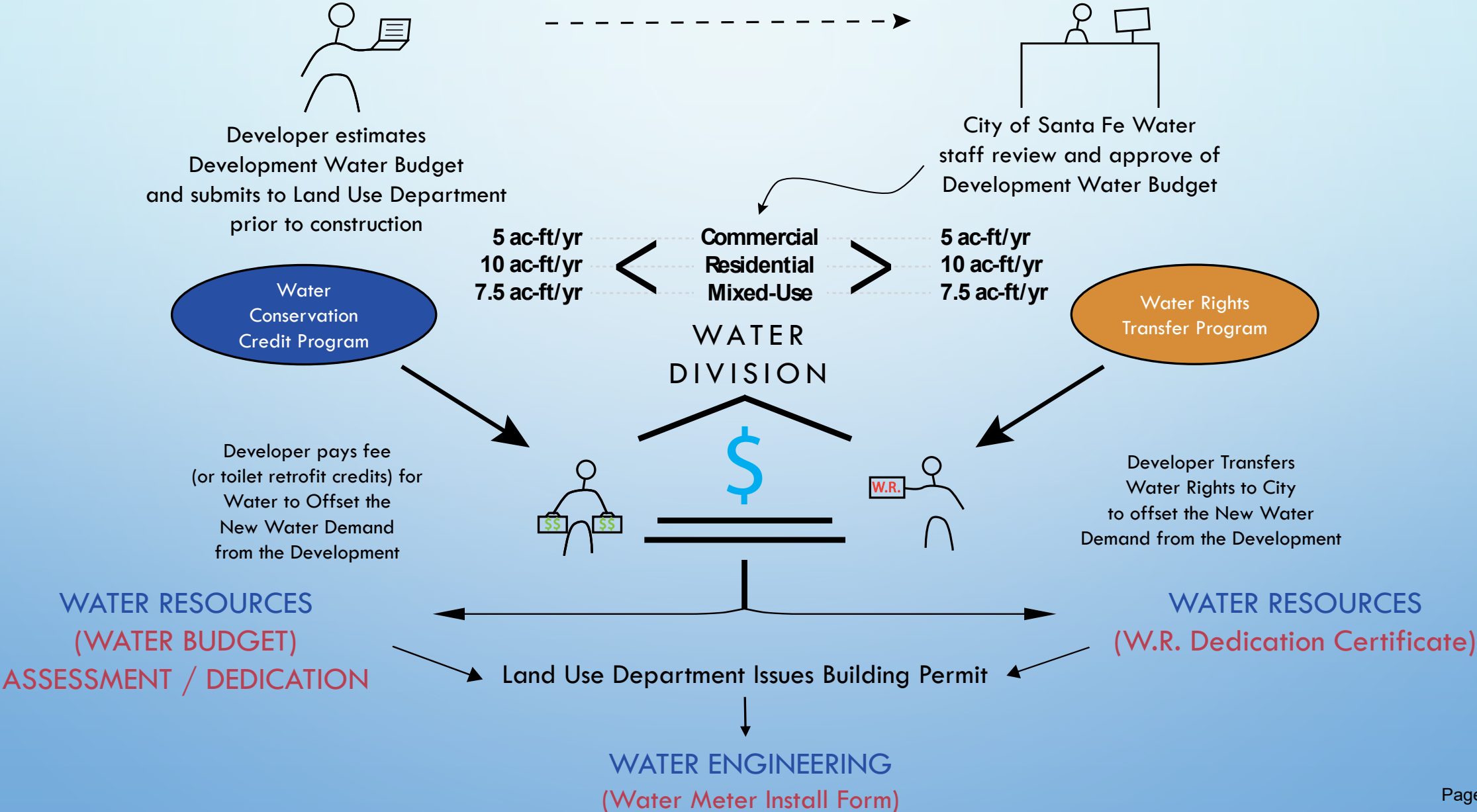
FUNCTION OF THE WATER BANK

- 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.




WATER BUDGET

Developer
Brings Proposed
Project to Land
Use Department




Water
Resource Staff
Determine or
Approve
Water Budget.



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.*

WATER BANK PROCESS

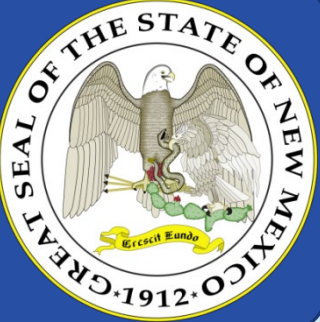
Developer
Brings Proposed
Project to Land
Use Department



Water
Resource Staff
Determine or
Approve
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
Permit Issued
Once the
Water
Budget has
been paid
for with a
transfer of
banked
water to a
proposed city
water utility
account.

WATER BANK PROCESS

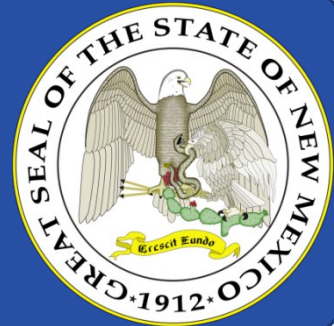
Developer
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**Building
Permit Issued**

Once the
Water
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account.

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

WATER BANK PROCESS

Developer
Brings Proposed
Project to Land
Use Department



Water Resource
Staff Determine
or Approve
Water Budget.



Small Water
Budgets can
purchase water
directly from the
water bank



WATER BANK PROCESS


Developer
Brings Proposed
Project to Land
Use Department



Water
Resources Staff
Determine or
Approve
Water Budget.



Small Water
Budgets can
purchase water
directly from the
water bank



Water Division
Engineering
provides approved
Water Meter Install



**Building
Permit Issued**
Once the
Water
Budget has
been paid
for with a
transfer of
banked
water to a
proposed city
water utility
account.

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?

