

**Question:** How will my property be affected? What is the likelihood of needing an easement? (My property is located on Bishop's Lodge Road).

**Response:** The main transmission line will be coming down from the Bishops Lodge Road corridor on the west side of your property. The Bureau of Reclamation will conduct survey work to verify property boundaries and determine easement areas. Depending on the proximity of your property line to the BLR Right of Way, a narrow utility easement may be required from you. An easement may also be necessary for a fire hydrant. Every effort will be made to limit the size of the easement, and you will be paid the easement's Fair Market Value. .

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**Question:** How will plutonium be mitigated if found in the WTP water?

**Response:** The PBRWS nanofiltration (NF) membrane treatment process has a relatively high rejection of plutonium (90%), given the sizeable atomic weight of the element and the fact that plutonium combines with oxygen for a high valence of +2 or greater. The NF typically provides high rejection of multi-valent ions, so any plutonium isotopes that may be present in the raw water should be concentrated in the NF brine and returned to the Rio Grande (in accordance with National Pollutant Discharge Elimination System (NPDES) permit conditions). Plutonium was found to be non-detectable (ND) in the source water during the 2018 sampling. At this time, we don't have any test data during the pilot test to confirm rejection assumptions, but 90% removal by treatment is conservative.

**Question:** How many users have signed up?

**Response:** 331 landowners have submitted Well-Election Forms to connect to the system. The County conducted a mail survey and received 910 positive responses from landowners stating they wanted to connect to the system.

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**Question:** Can you tell us how the new system's water is likely to (or guaranteed to ) score on ppm TDS and/or calcium and magnesium?

**Response:** Please see the following table from the PBRWS Well Water Quality Compatibility Memorandum, submitted to Reclamation, evaluating the compatibility of the existing well water quality with the water produced by the new water treatment plant. This memorandum includes the following information on the projected finished water quality of the new treatment plant. The table shows TDS from 90 to 320 mg/L, Calcium at 23 to 56 mg/L, and Magnesium at 0 mg/L.

### 3.2 PBRWS Supply Water Quality

A combination of pilot testing and water quality modeling was used to estimate the finished water quality that will be supplied by the new PBRWS WTP. Since the proposed NF membrane system can produce a permeate that is moderately low in hardness and alkalinity, use of a combination of post membrane treatment chemicals is proposed to produce a stable finished water. These post treatment chemicals include sodium hydroxide to raise the pH, calcium chloride to increase the calcium carbonate precipitation potential (CCPP), and an orthophosphate corrosion inhibitor. **Table 3-1** summarizes the anticipated finished water quality of some key parameters.

**Table 3-1 Projected Finished Water Quality for the New PBRWS**

Parameter	Units	Range
Total Dissolved Solids (TDS)	mg/L	90 to 320
Calcium	mg/L	23 to 56
Alkalinity	mg/L as CaCO <sub>3</sub>	37 to 125
pH	-	8.2 to 8.9
Chloride	mg/L	5 to 32
Sulfate	mg/L	0 to 6
Magnesium	mg/L	0

**Question:** A monthly bill estimate would also be helpful to most people, even if it's only a rough estimate based on other systems in the county. Nobody wants to commit to an unlimited bill in perpetuity.

**Response:** Here is the link to the current Santa Fe County Water Service Rates Schedule for its customers:

[https://www.santafecountynm.gov/uploads/documents/Water\\_Service\\_Rates\\_and\\_Charges\\_FY25.pdf](https://www.santafecountynm.gov/uploads/documents/Water_Service_Rates_and_Charges_FY25.pdf)

This will only give an approximate cost until the system is completed as rates for the Pojoaque Basin Regional Water System will be determined by a separate Rate Determination Study. The PBRWS will have its Water Service Rates and Charges schedule separate from Santa Fe County's schedule as PBRWS will be operated and maintained by the PBRWS Regional Water Authority comprised of Santa Fe County and the Pueblos of San Ildefonso, Nambe, Pojoaque, and Tesuque. Current SFC residential customers with a 3/4" meter pay \$58.40 for 4,000 gallons monthly, a \$24.68 monthly service charge, plus \$33.72 for the first 4,000 gallons.

**Question:** Also, I wonder if you can provide a rough estimate of the benefit to people's homeowners insurance costs because of having fire hydrants.

**Response:** From the Simply IOA website:

*There are several factors that go into calculating your homeowner's insurance rate, and potential fire damage is just one of them. The proximity of the closest fire department and hydrants is also part of the equation that insurance carriers use to assess how likely a fire could be put out in your area.*

To assess how likely fire rescue could respond to a potential fire in your home, insurance experts use a rating system to calculate your premium. The Insurance Services Office (ISO) is responsible for rating how well a potential structure fire can be put out. The ISO fire score is then provided to homeowner insurance companies to help calculate customers' insurance rates.

The ISO fire rating combines several factors to determine the Fire Suppression Rating Schedule (FSRS), including:

- Quality of local fire department (50 points): The bulk of the fire rating assesses your nearby fire department, including staffing levels, training, equipment on firefighting vehicles, pumping capacity, proximity of the closest firehouse, and more.

The ISO is looking for a fire department that is located less than five driving miles from your home. Any more than that, and the score increases (making it more negative).

- Water supply (40 points): How close are fire hydrants to the home, what type of hydrants, and how much water is available? This part of the score also assesses certain hydrant inspection protocols to ensure the hydrant is in good working order.

The ISO rating looks for fire hydrants that are under 1,000 feet away. Any more than that and the score increases (making it more negative).

Link: <https://stories.simplyioa.com/how-does-distance-from-a-fire-hydrant-affect-homeowners-insurance>

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## **Background**

We made an election to keep our well (RG 47967) and limit use pursuant to Sections 3.1.7.2.2 and 3.1.7.4.1 of the Agreement. To further describe our well, it is a post-moratorium well with us having signed on to the Post-1982 Well Agreement. We also filled out and signed a Notice of Intent to Utilize the Pojoaque Valley Water Utility Connection Fund in accordance with the terms stipulated in a cover letter sent to us from Santa Fe County dated May 31, 2018.

**Initial Response to All Questions:** Yes, your well-election was successfully filed with the Office of the State Engineer. Yes, it is possible to hook up to the system and keep your well for limited outdoor use if it is metered. Due to the complexities of the Settlement Agreement, our outside Legal Counsel, who has been involved with Aamodt since 2000, will officially provide detailed responses to your questions. We have a lot of inquiries and are working through them. (*Detailed Questions and Responses follow*).

**Question.** (1) Do you have us on record as stated above?

**Response:** Yes, the County received your Notice of Intent to Utilize the Pojoaque Valley Water Utility Connection Fund dated June 10, 2018, and you are on the County's master list.

**Question:** (2) Is there another option to hook up to the water system and utilize our well for outdoor purposes? If so, what limits would be placed on outdoor watering from the well? How would we sign up for this option?

**Response:** Consistent with the State Engineer 2017 Rules (attached), you may select a partial election under 19.25.20.109(2). The County is currently working with the other Aamodt settlement parties to revise the election form to provide for this election, and you will have an opportunity to change your election to this option.

**Question:** (3) If we do not connect to the new water system in the near term, can we do so in the future, and if so, can we utilize the connection fund?

**Response:** To be eligible for the connection fund, you must connect when the County sends you a notice that the service is available.

**Question:** (4) If we build another house or structure on our property later, can it be connected to the new water system?

**Response:** Yes, if the new house is in the service area it will be required to connect to the water system and to pay a connection fee. Only owners of groundwater rights from prior existing wells are eligible to make a well election and to receive a free connection.

**Question:** (5) This question is general, not specific to us and our particular well. If a property changes hands through a family trust to family beneficiaries, are the beneficiaries considered new owners?

**Response:** If you make the election to keep your well and require the new owners to connect, they would be considered new owners. If you do not want subsequent owners to be required to connect, you should choose to keep the well without that requirement (see answer to #7 below.)

Owners of new wells (not replacements of old wells) will be required to connect to the system when service is available, as described in the Rules, 19.25.20.108.

**Question:** (6) Are new owners required to connect to the new water system?

**Response:** See #5

**Question:** (7) What constitutes a new owner?

**Response:** Any owner that is not a current owner of the property. Section 3.1.7.2.3 of the Settlement Agreement describes the following as one of the well-election options:

To connect to the County Water Utility (CWU) upon Transfer of Property: To continue the use of water from such well for domestic purposes until ownership of the property is transferred the quantity of water diverted annually from such well for domestic use shall be limited or reduced in accordance with Section 3.1. 7.4; and further provided that upon transfer of ownership, the owner of the property shall connect to the CWU upon receiving notice from the CWU that service is available, transfer any Section 72-12-1 well permit to the CWU, and discontinue the use of water from such well for domestic purposes upon connection to the CWU. Those making the election under this Section shall notify the CWU in writing upon property transfer. Service shall not be considered available under this section if the well user's cost to connect to the CWU is greater than \$7,000 adjusted annually after the year 2006 in an amount not to exceed the percentage increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the 12 month period preceding the end of the previous year's third quarter, as published by the United States Bureau of Labor Statistics.

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**Question:** I own a property that is co-owned with two other individuals. Do all three of us need to sign the settlement agreement or can I sign on behalf of all owners of the property?

**Response:** Per our attorney, yes, all owners of the property must sign the *Acceptance Form* found here: <https://www.santafecountynm.gov/public-works/aamodt>

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**Question:** We signed the agreement and filed our documents with the US District Court of New Mexico, receiving our time-dated stamp on December 15, 2016. The acceptance form did not then and still does not provide Option 1b as described in the December 18, 2024, Open House Meeting materials, which is to elect to connect to the system but have the option to keep our well for limited outdoor use. The handout from December 18, 2024, meeting is the only place we've seen this option in writing. Please inform us how and when Option 1b is "elected"?

**Response:** The AAMODT Implementation Working Group is working to obtain approval to add Option 1B (Connecting the residence to the system and utilizing the well at a metered and reduced rate for outdoor use) to the Well Election Form. The new form will be on the County's website: <https://www.santafecountynm.gov/public-works/aamodt> under *Acceptance Form* in the next 30-60 days.

**Question:** At the December 18, 2024, meeting, there was no discussion nor indication of a Phase 3 schedule for the installation of the distribution lines to individual properties in Nambé. Could you please tell us if there is currently a projected timeframe? If so, what is it? It's impossible to see from the sketches provided what roads the lines will go down, let alone the properties that will be connected. Could you please provide us with that information, if it is available, particularly regarding County Road 113 South and Summer Road?

**Response:** The Phase 3 distribution lines in the area of Summer Rd and CR 113S are in the preliminary design stages. After the backbone of the water system is completed in 2028, the county will start adding distribution lines down roads based on customer interest and funding.

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**Question:** It was mentioned that the transmission and distribution pipelines on Yellowbird Road are in phase III which might be done by 2028. Any further insight on this is welcome. I assume this means that the new Yellowbird Road needs completion first, so that the pipes can be put in the ROW.

**Response:** The distribution pipelines on Yellowbird Road are in Phase 1, while distribution lines extending into the El Rancho neighborhood from Yellowbird Road will be in Phase 3. Once Yellowbird Road is constructed to the correct alignment and elevations, then the pipes will be installed in the ROW, and then Yellowbird will be paved.

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**Question:** How can I keep you from taking my property to put in a water line. Do I have rights?

**Response:** Regarding the attached question from our December Open House and our recent conversation, an easement (you retain ownership of the property) will be required through your parcel to install a water line necessary to provide water to the homes south of your property. The County has requested and expects to receive approval from the BOR to realign the route to reduce the impact on your property and specifically the home site to allow for future expansion. You can still park cars and have temporary structures that can be easily moved on the easement area.

Also, a fire hydrant will be placed on County Rd 84C at your driveway.

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**Question:** I am writing to you as President of the above-referenced condominium located at Camino Ancon in Jacona on the topic of opting into the public water system, and the configuration of our connections to the system if such an election is made.

We are a group of six unique residences, each separate tax parcels, organized as a condominium in the 1980s in order to have shared ownership of almost 10 acres of land and historic outbuildings. Our water rights are held by the condominium and not individually. Although we still need to have the residents meet and agree on opting into the new water system, I think that that is the path a majority of our residents will support. The question I have at this time is the nature of the connections to the public water system, metering and financial responsibility for the water taken from the system. Currently, we all draw from a common well located on our property for domestic use and the water is piped from a well house to our residences. If we opt into the system, will the county run separate lines to each residence, have meters installed at each residence and set up the billing individually to reflect this set up? That would be our preference as we currently have issues with shared utilities that lead to inequities and lack of conservation and are in the process of having our gas meters and lines reconfigured so that each resident is directly responsible for his or her use of natural gas. Our electric utility service is now individualized in this fashion as well.

If you can assure us that the connections to the system will be individual to each residence, then I expect that we would likely opt into the system in the next couple of weeks in accordance with your request so as to allow you sufficient time to design and plan the distribution lines for our neighborhood. Where would I find the form that you require to make such an election?

**Response:** Yes, the County will provide separate meters and service lines for each residence. The County will pay for the meter, the first 100 feet of service line and connection to the house out of its Connection Fund. You can find the Settlement Agreement and Well Election Forms here under *Acceptance Form*. <https://www.santafecountynm.gov/public-works/aamodt>

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**Question:** Can you please provide a copy of each report or public record which discusses the water rates of customers of the Pojoaque Basin Regional Water System?

**Response:** We haven't gotten that far yet. The Settlement Parties are working on finalizing the Operations and Cost Sharing Agreement. Once that is completed, we will need to establish the Regional Water Authority comprised of the County and the 4 Pueblos Representatives, which will operate & maintain the system and be responsible for establishing rates. We recognize the desire of landowners to know how much they will be charged monthly if they connect to the system. Until the rate study is prepared, we will provide the County's current rate sheet for its existing customers for reference. Here is the link to the current Santa Fe County Water Service Rates Schedule for its customers:

[https://www.santafecountynm.gov/uploads/documents/Water\\_Service\\_Rates\\_and\\_Charges\\_FY25.pdf](https://www.santafecountynm.gov/uploads/documents/Water_Service_Rates_and_Charges_FY25.pdf)

This will only give an approximate cost as rates for the Pojoaque Basin Regional Water System will be determined by a separate Rate Determination Study once the system is completed. The PBRWS will have its own Water Service Rates and Charges schedule separate from Santa Fe County's schedule as PBRWS will be operated and maintained by the PBRWS Regional Water Authority comprised of Santa Fe County and the Pueblos of San Ildefonso, Nambe, Pojoaque and Tesuque.

**Question:** My Son and I wish to elect to connect to the regional water system. My son has one well and I have three well. We need guidance to proceed. Please let us know what our next step is.

**Response:** The *Acceptance Forms*, along with instructions for filing with the District Court can be found here: <https://www.santafecountynm.gov/public-works/aamodt>

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