

032215-Bernalillo-Santoline-Development-Water

There is a huge development plan going before the Bernalillo County Commission this week. It's called "Santolina" and would use 20 million gallons of water a day when completed. It would be a place the Augustine Plains water grabbers could point to for beneficial use of OUR water. I think it would be good to call and send messages to the county commissioners about why this development would be bad for us too and urge them to reject the plan. People in Abq don't want it either.

The Chairman of the County Commission and has been very responsive and helpful with our concerns. A brief message from a lot of people would be helpful.

The Planning commission has already approved the plan. Here is the info about the upcoming County Commission hearing:

What: Santolina Master Plan Hearing

When: Wednesday, March 25th 1:30 PM

Where: Vincent E. Griego Chambers - 1 Civic Plaza

Sign up to testify and have your voice heard at !

The Bernalillo County Planning Commission. Tell them to deny the Santolina Master Plan based on the community's concerns for water, transportation, increased taxes, urban sprawl, overcrowded schools, etc.

Call the Bernalillo County Commission: (505) 468-7000

Send a message to Commissioners: Commission@bernco.gov

Website: <https://contrasantolina.wordpress.com/> (we've already missed a town hall meeting, but that's ok, the Commission hearing is this week.)

FACT SHEET

What is the Santolina Master Plan?

- The Santolina Master Plan is a proposed development that would cover 13,850 acres on the Southwest Mesa
- The Santolina Master Plan proposes 38,000 houses, plus commercial and industrial buildings to be built on unstable sand dunes
- The developers project an estimated population of 95,000 people; that is more than the 2010 population of Rio Rancho – and the third largest city in New Mexico

QUESTIONS: 1) Where would the water for this development come from and 2) Who would pay for it?

Why is this development a bad idea? Because Santolina would:

- **Increase taxes** for all residents within the Albuquerque Metro Area
- **Require infrastructure costs** that would cause a loss of tax dollars to all other areas of our communities
- **Increase the 'overbuilt housing' glut**, depressing property values countywide
- Providing water service outside of the established area would cost an estimated **\$100 million** for new infrastructure; currently the Water Authority has over **\$380 Million** in maintenance backlogs
- Santolina would **increase transportation costs** - the plan is projecting two interstate exchanges, at **\$30 million each**
- It would also **increase the tax burden over \$1 billion** for schools, roads, and other infrastructure
- Santolina poses **increased negative health impacts** related to the increased exposure to blowing sand resulting from the disturbance of ancient geologic sand dunes

FACT: Santolina would directly affect urban growth, future taxes, water use, and the economic and environmental well being of all the people in the Albuquerque Metro area. Where will the money come from to pay for this? It would come from raising **YOUR** taxes!

How will it affect current water availability?

- It would deplete the underground water in the Rio Grande Basin – which is likely irreversible
- Santolina projects to ultimately need **nearly 20 million gallons of water per day, or ~22,400 acre feet per year**
- The San Juan Chama water is already completely allocated; Santolina would require the purchase of senior water rights to supply the need from farmers within the Rio Grande Basin and necessitate a steep increase in groundwater pumping
- The wells in the North and South Valleys would be **de-watered** by the demands for water needed by this massive development