


ELDORADO AREA WATER AND SANITATION DISTRICT POLICY

Title of Policy: New Water Services Policy	Number: P18-08-01
Subject: Establish a policy and procedures for providing New Water Services to property owners and developers requesting those services.	
Approved Date: August 17, 2017 Replaces: Policy No. P10-02-01	Effective Date: August 18, 2017 Revision Date(s):
Approved by: <i>John Calzada, President, EAWSD Board of Directors</i> 	

I. INTRODUCTION

A. Purpose and Overview

The purpose of this Policy is to provide requirements, guidelines, conditions and procedures for New Water Services to promote fairness and consistency for all applicants and to provide applicants with timely information so that they will know what to expect from Eldorado Area Water and Sanitation District (the "District" or "EAWSD") when applying for a New Water Service. This Policy provides guidelines that shall be routinely applied, but to which exceptions may be made by the District's Board of Directors (the "Board") if deemed prudent, appropriate, and in the best interest of the District in any specific situation.

This Policy sets forth the responsibility of the applicant, including such items as the engineering and construction of water distribution lines, wells and appurtenances, and costs and fees related thereto. EAWSD is responsible for the adoption, administration, and enforcement of this Policy.

Any property owner within the District's Service Area as shown in Appendix A or within a reasonable distance from the District's Service Area, may request connection to the District's water utility system. Subject to the availability of water, as determined by the Board, the District may approve a water connection or connections provided the applicant meets all requirements and conditions of this Policy and meets any special conditions placed upon the applicant by the Board. General requirements and conditions of service are described in this Policy and are summarized in Appendix B.

The District will provide, upon request, a New Water Service cost estimate for ten (10) or less connections to property owners, real estate agents and potential property buyers. The New Water Service estimate will show the Water Connection Fees and other estimated costs to connect the lot or lots to the District water system, in accordance with this Policy, except for any cost to extend a water distribution line to a lot or lots where a distribution line is not adjacent to the lot(s). The New Water Service cost estimate will specify the Maximum Amount of Water to be served to the lot(s) on an annual basis.

The District's General Manager or designee will process applications for New Water Service for ten (10) or less connections and requiring a Maximum Amount of Water, as determined by the District, of no more than two-and-a-half (2.5) acre-feet per year (afy), to be located within the District Boundary as shown in Appendix A or to be located outside the District Boundary where no water main extension is needed. Applications that involve (1) a water main extension outside the District Boundary, and/or (2) more than ten (10) meter installations will be reviewed by the District's General Manager for submittal to the District's Board for review and approval. All applications involving title transfer of a well, water rights, and/or land must be reviewed and approved by the Board. Appendix C summarizes the District's guidelines for review and approval of applications.

Any New Water Service application requiring Board approval shall require the execution of a Development Agreement between the applicant and the District. Upon approval of a New Water Service by the General Manager (if applicable) or upon execution of a Development Agreement approved by the Board, the District shall issue, upon request, a "will-serve" letter stating that it is ready, willing and able to provide water service to the property(ies) under the relevant requirements or conditions specified by the District and for a specified volume of water per year.

B. Definitions

- 1. Development Agreement.** A Development Agreement is an agreement between EAWSD and a potential developer that sets forth appropriate conditions of approval and the amount of required fees specific to a project and the dates those fees are required. The fees will be determined based upon the date of execution of the Development Agreement and are valid until the commencement of construction, provided such construction begins within eighteen (18) months and is completed within thirty (30) months after execution of the

Development Agreement. If either of the above referenced time periods elapses, any and all Board adopted changes to those fees since the execution of the Development Agreement will be imposed.

2. **Equivalent Dwelling Unit (e.d.u.).** An e.d.u. is the estimated amount of water that is used annually in a single-family detached house. 1.0 e.d.u. is equivalent to 0.25 afy, which is equivalent to 81,463 gallons of water per year. Appendix D lists the number of e.d.u. allocations for other types of structures. Equivalency is determined by the District, taking into account the non-mandatory guidelines of Appendix D.
3. **Infill Lot.** An Infill Lot is a lot being developed for which the construction of a water line (other than the service connection) is not needed. For the purposes of this Policy, an Infill Lot may also be a lot split in which one or both resulting lots require a new service connection.
4. **Maximum Amount of Water.** If a Water Budget has been determined by Santa Fe County for the property, the District may, at its sole discretion, use that determined volume of water as the Maximum Amount of Water to be served. Otherwise, the Maximum Amount of Water will be calculated using the equivalent dwelling units in Appendix D for the number and type of connections as non-mandatory guidelines. In the event a Water Budget has been proposed, the District, at its discretion, will give preference to the annual Maximum Amount of Water to be served that is the lowest volume of water considering the Water Budget and the volumes calculated from Appendix D.
5. **New Water Service.** A New Water Service as applied in this Policy is primarily any service that requires the setting of a water meter where one is not present. New Water Services include, but are not limited to, all new subdivisions or platted properties, new commercial developments, Infill Lots that require installation of a meter, any lot (whether a meter is present or not) for which a monthly base fee is not being paid to the District, and properties that are changing or adding service from an existing domestic well to District water service.
6. **Perfected Water Rights.** Perfected Water Rights are valid water rights that have been placed to beneficial use and are supported by a permit or license issued by the New Mexico State Engineer to the person providing those rights and that have not been abandoned or forfeited. Additionally, proof that the rights are owned by the person offering the rights, both in the Records of the County and in the Office of the New Mexico State Engineer must be provided to EAWSD. Such rights shall only be accepted after EAWSD's legal counsel provides an opinion that they are acceptable

for the purpose being offered. Any such rights shall be transferred for use at EAWSD's well field at the expense of the person offering the rights and, if the owner fails to obtain such a transfer, the Development Agreement shall be null and void unless the Developer pays the applicable Water Rights Fee.

7. **Water Budget.** In this context, a Water Budget is a determination by Santa Fe County of the volume of water the County estimates is needed for the development.

8. **Water Connection Fees (one-time).**

8.1 **System Service Fee.** The District has made substantial investments in its water system in order to provide water service to new customers when requested. When any new customer connects to the water system, they get the full benefit of the existing system, which has been paid for by other customers primarily through monthly rate charges and property taxes. The System Service Fee represents the new customer's contribution to the District's water system infrastructure.

8.2 **Water Rights Fee.** The Water Rights Fee supports the District's acquisition of or legal confirmation of water rights/water required for the development and for associated administrative and regulatory costs or for other purposes as approved by the Board.

8.3 **Water Source Fee.** The Water Source Fee represents an amount needed to provide a source of drinking water for a single dwelling unit, including the proportional cost of well drilling and development, well testing, and connection to the EAWSD water system.

II. GENERAL PROVISIONS FOR ALL NEW WATER SERVICES

Any applicant for a New Water Service shall apply for service with the District. Such application shall be in writing and shall include such forms as provided by the District for that purpose. The District shall determine the applicable number of e.d.u.'s for the applicant and the Maximum Amount of Water needed for the applicant as described in Article I.B.2 and Article I.B.4, Definitions, above. Construction of water lines and other appurtenances required in order to provide New Water Services to subdivisions or other properties shall be the responsibility of the applicant as specified in this Policy.

The following requirements shall be applicable to all New Water Services, unless otherwise stated herein for specific circumstances described in this Policy.

A. Water Rights

Generally, an applicant must pay a non-refundable Water Rights Fee of \$25,000 per acre-foot/year (afy). The Board may, however, at its discretion, accept equivalent Perfected Water Rights in lieu of the fee.

The Water Rights Fee shall be paid prior to the commencement of construction, unless otherwise approved by the Board in a Development Agreement or other written agreement between the applicant and the District. The District shall deposit monies derived from the Water Rights Fee into an account that is designated and set aside by the District to pay costs that are incurred by the District for the administration, acquisition and regulatory or legal confirmation of water rights supporting water production by the District or for other purposes as approved by the Board. The District may change the Water Rights Fee from time-to-time to reflect changes in market conditions.

If the District requires an applicant to supply equivalent water rights, the water rights must be Perfected Water Rights. The Perfected Water Rights shall be transferred to the District prior to the commencement of construction, or an agreement satisfactory to both parties shall be reached stipulating conditions regarding water rights transfer at a later date. In all cases, the District shall have the right, at its sole discretion, to accept or reject water rights. If rejected, the applicant must pay the Water Rights Fee described herein.

B. Water Source

The Water Source requirements are generally met by payment of a Water Source Fee. However, the requirements may also be met as provided by the exception described in Article III below, in lieu of a Water Source Fee, or other substitutes as approved by the Board.

1. Water Source Fee

The non-refundable Water Source Fee is \$1,500.00 for each detached single-family residential dwelling unit or for each e.d.u. for multi-family housing and commercial developments as determined by the District in Article I.B.2 above. The Water Source Fee shall be paid prior to commencement of construction, unless otherwise approved by the Board in a Development Agreement or other written agreement between the applicant and the District. In lieu of this fee, the Board may, at its discretion, require a producing well or other substitute of equal or greater value related to

the provision of water, such as water rights, land for a well, or easements needed for transport or production of water as described below.

2. Producing Well

If the District requires a producing well to meet the Water Source requirement, the following conditions apply: The applicant shall drill, develop and pump-test a well(s) that produces at least twenty-five gallons per minute (25 gpm) on a sustained basis for no less than 96 hours by an appropriate pumping test approved by the District and that is projected to produce at least 25 afy of water on a sustained basis for no less than 60% of the time in a year and to have a minimum of forty (40) years of water available in the ground as determined by a certified/professional hydrologist. The well must supply water that meets all primary and secondary federal and state drinking water standards, subject to possible disinfection and blending with readily available water from other District sources, to the satisfaction of and as determined by the District. The drilling and testing must be in compliance with all District requirements and requirements of the New Mexico Office of the State Engineer (OSE). The well(s) must be able to produce at least 0.33 acre feet per year (afy) of water per dwelling unit or e.d.u. per the application and the attached Appendix D for each proposed meter connection. (For example, a residential subdivision of 76 dwelling units or its commercial equivalent per Appendix D shall demonstrate a sustainable production of at least 25 afy (76 e.d.u. times 0.33 afy/e.d.u.). The well shall have a projected production life of no less than forty (40) years at the required sustainable yield as calculated from the '100-Year Availability' report to the County and OSE. The drilling of the well and its transfer to the District must be complete in all accounts prior to the commencement of infrastructure construction.

The applicant shall also complete and equip the well and well house, including all District required appurtenances and connecting water lines to both the subdivision/development and to the existing District water system. Connection to the existing District water system shall be at a location and distance from the well as mutually agreed between the applicant and the District. The design, construction, and equipage of the well shall be to community-well requirements as determined by the NM Drinking Water Bureau and the District, and will be subject to District approval and inspection. The well and well house design must be approved and signed by the District prior to the commencement of construction. When construction is complete and all elements of the construction are approved by the District, and engineering as-built drawings have been signed (Article V.A.6.), the District will accept such improvements into its system. The

applicant must also furnish recorded title to easements, free of all encumbrances, for the well and lines connecting to the existing District system.

The District may require an advance deposit of up to ten (10) percent of the estimated construction costs to cover District costs such as administrative, engineering and legal costs. When District action in this regard is complete, unused portions of the deposit will be returned to the applicant. At any time that District costs exceed the deposit, the District shall require an additional deposit to cover ten (10) percent of the estimated additional costs.

3. Other Substitute

The Board may alternatively accept another substitute for the Water Source Fee. Such substitute must, in the opinion of the Board, represent a value to the District equal to or greater than the required Water Source Fee, and should be connected in some way to the provision of water. Such substitute, for example, could be new water rights for the District, land that could be used for the drilling of a District well(s), or easements necessary for the transport or production of water but that are not otherwise required for the applicant's development. The Board, at its sole discretion, will determine whether to accept or reject any proposed substitute. Such acceptance must be completed prior to the commencement of infrastructure construction.

C. System Service

The applicant shall pay a System Service Fee of \$2,882.00 per equivalent dwelling unit. This fee is based on the value of existing District assets and may be amended from time to time at the discretion of the District.

The System Service Fee must be paid to the District prior to the commencement of construction, unless otherwise approved by the Board in a Development Agreement or other written agreement between the applicant and the District. The monies collected by the District from the System Service Fee shall be used by the District in any manner or for any purpose the District deems appropriate.

D. Installed Infrastructure

1. Main Tap, Service Lateral and Meter Installation

If a service connection requires only a three-quarter inch service tap on an existing main, a lateral line, and a meter installation, or any portion thereof, the District may, at its discretion, install said infrastructure (with its staff or contractors) and charge the applicant for the actual cost of such installation. Prior to installation, the applicant must pay a deposit as follows for the installation cost of the service connection. Following installation, the applicant will be charged or refunded the difference between the deposit and the actual cost of the installation.

**DEPOSIT AMOUNTS FOR MAIN TAP, SERVICE LATERAL
AND METER INSTALLATION**

SERVICE LATERAL CONDITION	TOTAL DEPOSIT AMOUNT
Unpaved road, no road crossing	\$4,000.00
Paved road, no road crossing	\$7,500.00
Crossing of unpaved road	\$8,000.00
Crossing of paved road	\$15,000.00

The cost of installing any other size main tap, service lateral and meter will be estimated, and the applicant will be required to provide a deposit for the amount of the estimate prior to installation. The applicant will be charged or refunded the difference between the deposit and the actual cost of installation upon completion.

In some instances, a service lateral and/or a meter set (meter enclosure, riser, and customer shut-off valve) may already be installed, requiring only a meter set and meter or a meter only to complete the service connection. (Appendix E shows the District's standard meter detail.) In such cases, the cost of a single residential meter installation is estimated as follows:

METER ONLY	METER SET AND METER
\$400	\$2,200

The cost of installing any other size meter or any service connection situation not described above will be estimated, and the applicant will be required to provide a deposit for the amount of the estimate prior to installation. The applicant will be charged or refunded the difference between the deposit and the actual cost of installation upon completion.

2. Other Installed Infrastructure

For all other installed infrastructure, unless otherwise expressly agreed by the applicant and the District pursuant to a Development Agreement or other written agreement, duly acknowledged by the parties, it shall be the responsibility of the applicant to construct all water utility infrastructure necessary to serve the proposed development, including, but not limited to all pipelines, gate valves, pressure reducing valves, air-release valves, fire hydrants, flushing hydrants, customer meters, meter ‘cans’, customer shut-off valves, lateral lines, thrust blocks, and all appurtenances. Design and construction requirements are provided in Article V of this Policy. To assist the applicant, the District will provide information and design drawings of existing District infrastructure to which connections will be made, to the extent such information or drawings are available in the District’s records. However, the District does not thereby assume any responsibility for the accuracy or completeness of such information and design drawings and shall have no liability to the applicant therefore. The applicant shall in all cases make due investigation to determine whether the information or records provided by the District are correct and complete, and any costs incurred due to inaccuracy or incompleteness of such records shall be the sole responsibility of the applicant.

The District may require an advance initial deposit of up to ten (10) percent of the estimated construction costs to cover District costs such as administrative, engineering and legal costs. At any time that District costs exceed the initial deposit, the District shall require an additional deposit to cover ten (10) percent of the District’s estimated additional costs. When District action in this regard is complete, unused portions of the deposit(s) will be returned to the applicant.

E. Development Agreement

A Development Agreement will be required, except for applications for ten (10) or less connections where no water main extension is required.

III. CONVERSIONS FROM DOMESTIC WELLS TO THE DISTRICT WATER SYSTEM

A well conversion occurs when a property owner who is served by a private domestic well connects to the District water system for water service. Before waiving the Water Source Fee under this Section, the District may require that ownership of any domestic well be verified by the Office of the State Engineer and, as applicable, that additional Office of the State Engineer requirements as described below are met. The following exceptions to the general provisions shall apply to well conversions as appropriate:

- A.** The Water Source Fee for properties converting from a private well to the District water system, if that well is neither taken out of service nor transferred to the District, is established at a level one-half that of the fee specified in Article II.B.1 of this Policy. This adjusted fee applies to each lot served by a single domestic well that connects to the District water system.
- B.** There is no Water Source Fee assessed for properties converting from a private well to the District water system where (1) that well is either removed from service and properly plugged and abandoned in accordance with State regulations, or (2) the well is transferred to and accepted by the District and the right under the domestic well permit is quantified by the New Mexico State Engineer and added to EAWSD's formal portfolio of water rights, usable by EAWSD anywhere within its service area to serve its customers.
- C.** No Water Source Fee will be assessed to any of multiple lots served by a single well, provided the well serving the multiple lots is either (1) permanently removed from service and properly plugged and abandoned in accordance with State regulations, or (2) the well is transferred to and accepted by the District and the right under the domestic well permit is quantified by the New Mexico State Engineer and added to EAWSD's formal portfolio of water rights, usable by EAWSD anywhere within its service area to serve its customers.

IV. FIRE PROTECTION ONLY

Application may be made to the District for fire protection service only, that is, fire protection but not the provision of potable water through a metered connection. Such service may include the extension of a water

line and appurtenances for fire protection, such as fire hydrants. The District will consider all such applications, and make service judgments on a case-by-case basis. Approval of fire protection service only will be subject to the following conditions:

- A. The applicant shall pay for the engineering and construction of the fire protection infrastructure required by the District, and shall grant all easements and rights-of-way deemed necessary by the District for that purpose. Article V herein shall apply as appropriate.
- B. The applicant shall pay the System Service Fee described in Article II.C above, based on the number of e.d.u.'s to be served by the fire protection system, calculated on the basis of the number of residential lots to be served or on the basis of the appropriate category(ies) of development contained in Appendix D. The System Service Fee shall be paid prior to commencement of construction. If a service for fire protection only is later converted to a potable water service, the System Service Fee paid for the development previously served for fire protection only shall apply for the potable water service. However, other fees applicable at the time and for the amounts required for potable water service when the application was made or when the Development Agreement is executed shall be charged for the potable water service.
- C. The applicant or successor homeowner association or other responsible person or entity shall pay an annual Fire Protection Maintenance Fee of \$0.60 per linear foot of water main construction. This fee is determined by the approximate annual cost to operate and maintain the water line. This annual fee may be revised by the District from time-to-time to reflect the changed maintenance costs and changed number of connections to the water system. The initial Fire Protection Maintenance Fee shall be paid prior to accepting the construction into the water system. Subsequent annual fees shall be due and payable within 30 days after the date of the District invoice for payment. The annual Fire Protection Maintenance Fee shall be charged in addition to the monthly base fee charged for any unmetered fire protection service line.
- D. Any fee not timely paid shall result in a notice of lien being issued for each and every parcel of land served by the fire protection infrastructure, which may be foreclosed by action of law at any time after the due date. In the event that the District brings an action to recover for any arrearages owed for fire protection infrastructure, the District shall be entitled to recover its costs and attorney fees in such action, in their entirety, from the landowner.

- E. In lieu of paying the Fire Protection Maintenance Fee on an annual basis, an applicant may choose to pay "up-front" a lump sum fee equal to fifteen (15) years of the annual maintenance fee at the time of construction of the fire protection service. This fee must be paid prior to accepting the construction into the water system.

V. DESIGN AND CONSTRUCTION

A. Design, Plans and Specifications

1. All new water lines shall be designed to provide for sufficient flow and pressure, including fire flow and pressure. All design and construction standards and specifications of the District, including applicable standards and specifications of other entities adopted or required by the District, shall be adhered to unless specifically exempted by the District. The District shall be the sole judge as to location, size, type, material, appurtenances, and all other elements of design.
2. The applicant shall submit three (3) copies of design plans, specifications and the engineer's detailed estimate of project costs to the District for review. A finding of '*no exceptions taken*' by the District will be required for project construction. The design drawings and specifications shall be completed under the supervision of, and signed by, a Civil Engineer registered in the State of New Mexico. The drawings and specifications shall be an accurate and complete set of engineering construction documents detailing all improvements required to be constructed or installed. The drawings shall be produced electronically using AutoCAD version 2012 or higher, or equivalent software as approved by the District.
3. To be considered complete, the design drawings shall include at least the following: a location map; plan and profile views of the pipeline and/or other improvements; all easements and rights-of-way, all appurtenances including fire hydrants, valves, fittings, etc.; all existing utilities; streets and street names; and all constructed or natural objects in the vicinity of the improvement.
4. Design details may be required by the District when deemed appropriate. The scale of the drawings shall be such that all elements shown can be easily determined. The water facilities shall be fully dimensioned and elevations shall be shown, unless this requirement is waived by the District. All elements shown on the drawings shall be labeled or named.
5. A title block and legend shall be on each sheet of the design drawings. The title block shall contain the type of improvement shown on that sheet and the location or extent of such

improvement. If there are multiple sheets, each sheet shall be numbered and shall show the total number of sheets. If the drawings consist of more than one sheet, a cover sheet shall be required. The engineer of record shall include the organization name and the engineer's name and title on the title block and shall sign, stamp and date it, as required by the State of New Mexico Board of Professional Engineers.

6. When the District has determined that the construction documents and all submissions are complete and technically correct, they will be signed by a District official or the District's designated representative. Construction shall not commence until the construction drawings have been signed by the District. When construction is completed, the engineer of record shall update the construction documents with as-built drawings and specifications, which shall be signed and dated by the District or its designated representative. No connection to the District's system shall be made until the as-built construction documents have been signed by the District and the District has received both electronic and two full size hard copy sets of the final, signed as-built construction documents.

B. Construction

1. Construction shall be performed in accordance with the construction documents as signed by the District, District construction standards and specifications, standards and specifications from other entities when required by the District, and best construction practices. The contractor or the engineer of record shall notify the District in advance for each phase of construction. The District shall inspect all improvements. If the District determines that the improvements do not meet the required standards or specifications, the District representative shall so inform the contractor who shall remedy the work to the satisfaction of the District. The District will make a determination of 'no exceptions taken' when fully satisfied that the construction meets its requirements. The District will accept the improvements into the system and authorize connections when construction has been accepted, the as-built construction drawings have been completed, and all costs and other obligations to the District have been fully satisfied. The applicant shall bear the full costs of all construction, including any remedies required by the District.
2. All water lines within District boundaries shall be constructed within public utility easements or, if approved by the District, within existing road rights-of-way, in streets, alleys, or other easements; and upon acceptance, shall be the sole property of the District. Applicants will furnish such rights-of-way and easements as may be required without charge to the District over property owned or

leased by said applicants, and they will cooperate with the District in securing other rights-of-way or easements as may be necessary to provide service.

3. All District water service laterals must extend directly from a water distribution line to the property served without extending through or along the boundary of any other property. If a distribution line extension is required to provide water service to a property, the distribution line shall be extended at least one-half the distance along the property frontage on the street, right-of-way and/or easement in which the distribution line is constructed. Any property located at the end of a cul-de-sac will be served by a distribution line constructed to the end of the cul-de-sac. Dead-end distribution line extensions, including extensions to the end of cul-de-sacs, shall include a fire hydrant, a flushing hydrant, or a blow off valve at the end of the distribution line, as determined by the District. Water service laterals shall not be connected to District water transmission lines, unless approved by the District for good and reasonable cause and under conditions established by the District.
4. The District may or, in its discretion, may not approve installations in easements or rights-of-way where final grades have not been established or where street grades have not been brought to those established by public authority. If installations are made before grades are established and there is a reasonable probability that the existing grade will be changed, the applicant shall deposit the estimated net cost of relocating, raising and/or lowering facilities upon establishment of final grades prior to approval of the application. The engineering estimate shall be made by the applicant and reviewed for approval by the District. The cost of relocation is not subject to refund.

C. District Costs, Deposits and Surety

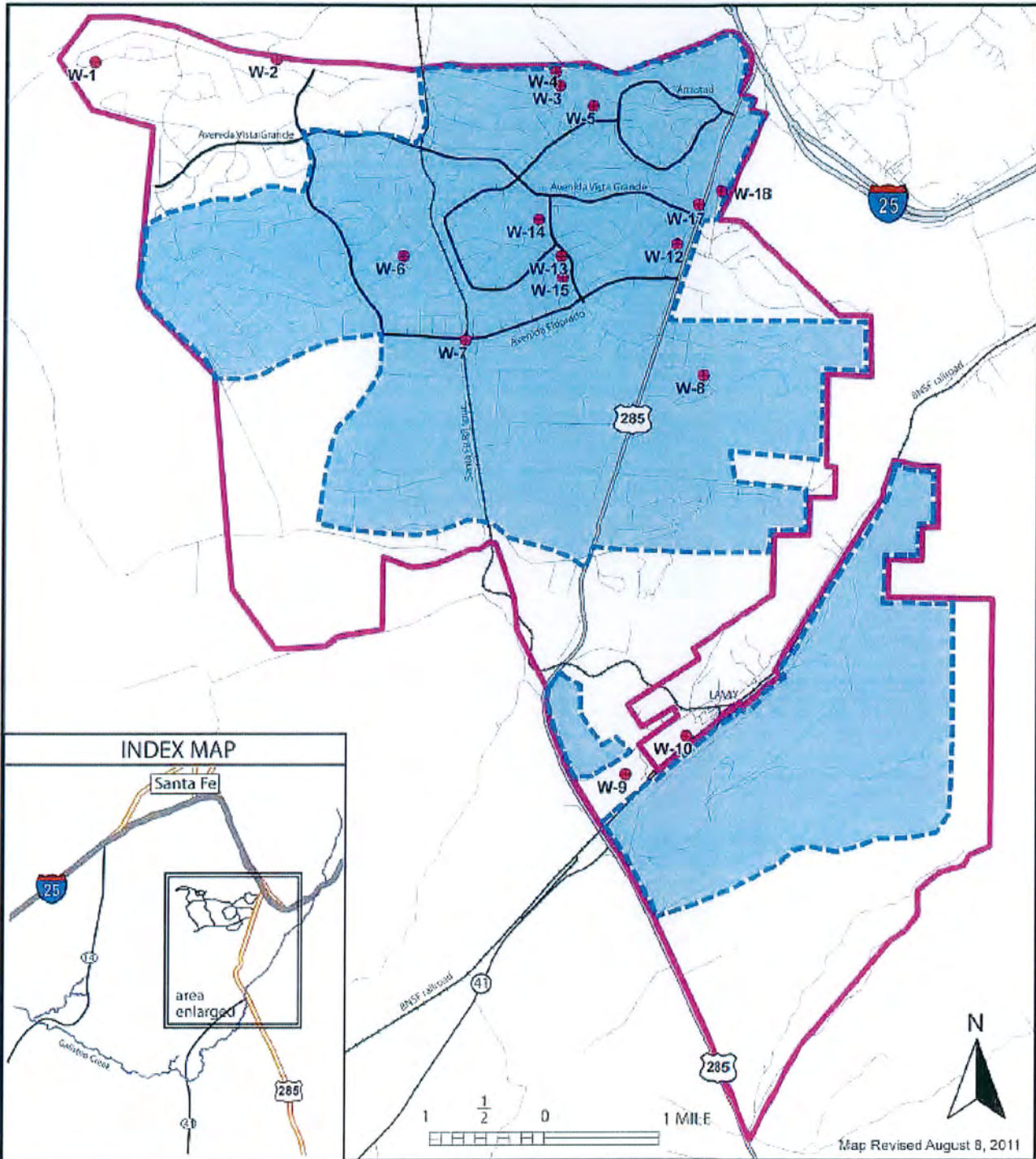
1. The applicant shall bear all costs for design and engineering, including design review costs incurred by the District. Costs will be billed to the applicant by the District and must be paid in full before construction commences. The District, at its sole discretion, may require that the applicant deposit funds sufficient to cover District costs prior to District review.
2. The applicant shall bear all costs for construction, including inspection costs incurred by the District. The District may require an advance deposit of ten (10) percent of the estimated construction costs to cover District costs such as administrative, engineering, inspection and legal costs. When action in this regard is complete unused portions of the deposit will be returned to the applicant. At any time that District costs exceed the deposit, the District shall require an additional deposit to cover ten (10) percent of the estimated additional costs.

3. Prior to construction, the applicant shall post a performance bond, letter of credit, or other surety acceptable to the District equal to or exceeding the District approved detailed estimated cost of construction. This detailed estimate shall have been earlier supplied by the applicant for District review and approval. At the District's discretion, up to ninety percent (90%) of the surety amount may be released upon completion of construction and acceptance by the District. At least ten percent (10%) of the surety amount will be retained and released no sooner than twelve (12) months after acceptance of the improvements into the water system.




VI. NEW WATER LINE CONSTRUCTION BENEFITING OTHERS

- A. When a new water line is installed by an applicant over or adjacent to property owned by others, the construction costs may be distributed among benefited property owners according to the benefits received. If connections are made within ten (10) years after District acceptance of the water line, the applicant may be eligible for a refund as hereinafter provided.
- B. Pro rata costs for single-family residential properties shall be determined by equally distributing the cost of the water line among the abutting properties that have access to the extension. Pro rata costs for property other than single-family residential (such as commercial or multi-family residential) shall be determined by distributing the costs on a usage, frontage, lot area or availability basis, or a combination thereof, as the District deems appropriate. In some instances, the District may determine that potential benefits extend beyond abutting properties. In those cases, pro rata costs shall be determined as the District deems appropriate, on a usage, frontage, lot area or availability basis, or combination thereof.
- C. The pro rata cost for each benefiting property shall be determined by the District and retained in the District's files. If a benefited property applies for connection to the District within ten (10) years, the pro rata share will be collected by the District from the benefited property prior to connecting. The original applicant, or the applicant's successor or successors in interest, may apply for a refund from the collected pro-rata share. The District may deduct ten percent (10%) from any refund to cover administrative costs.
- D. Should the District, at its own expense, extend a water line with potential benefits to abutting or adjacent property owners, those owners shall be required to pay their pro rata share of the line extension to the District in order to connect to the line within ten (10) years. The same guidelines for determining pro rata share shall apply as stated above in this Article VI. Total collections by the District under this provision shall not exceed the total cost of construction.

APPENDIX A



LEGEND

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 EAWSD Wells (with well numbers)
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 Boundary of EAWSD Service Area
- 
 EAWSD District (within Service Area)

GLORIETA GEOSCIENCE, INC.
 P.O. Box 5727, Santa Fe, NM 87502
 (505) 983-5446 Fax (505) 983-6482
www.glorietageo.com


**APPENDIX B: Table of General Requirements
for Water Service by EAWSD**

Applicants for water service from the District must fulfill specific requirements before service will be considered. For convenience of reference, a summary of the requirements is shown below. Applicants should consult the text of the New Water Services Policy for details. In the event of any conflict between the text of the New Water Services Policy and the following table, the text shall prevail.

TYPE of APPLICATION	WATER SOURCE REQUIREMENT	WATER RIGHTS REQUIREMENT	SYSTEM SERVICE REQUIREMENT	INFRASTRUCTURE REQUIREMENT
RESIDENTIAL				
Single residence; 0.25 afy water	\$1,500 each (\$6,000/afy)	\$6,250 each (\$25,000/afy)	\$2,882 each.	All costs paid by applicant.
Multiple residences, up to ten connections and/or 2.5 afy of water.	\$1,500 each connection.	\$25,000/afy for all water required or transfer of water rights.	\$2,882 per e.d.u. connection.	All costs paid by applicant.
Multiple residences, more than ten connections.	\$1,500 per e.d.u connection or furnish a well.	\$25,000/afy for all water required or transfer of water rights.	\$2,882 per e.d.u. connection.	All costs paid by applicant.
COMMERCIAL and PUBLIC AUTHORITY				
Up to ten e.d.u. connections.	\$1,500 per e.d.u.	\$25,000/afy for all water required.	\$2,882 per e.d.u. connection.	All costs paid by applicant.
More than ten e.d.u. connections.	\$1,500 per e.d.u.	\$25,000/afy for all water required or transfer of water rights.	\$2,882 per e.d.u. connection.	All costs paid by applicant.

afy = acre feet per year. e.d.u. = equivalent dwelling unit.

**APPENDIX C: Guideline for Review and Approval of Applications
to EAWSD for New Water Services**

In the event of any conflict between the text of the New Water Services Policy and the following table, the text shall prevail.

REQUESTED WATER SERVICE	APPLICATION REVIEWED BY	APPLICATION APPROVED BY
In-District: 10 or less connections and 2.5 afy or less of water to be served.	General Manager or designee	General Manager
Outside District: 10 or less connections and 2.5 afy or less of water, no line extension required.	General Manager or designee	General Manager
In or out of District: More than 10 connections or 2.5 afy of water to be served.	General Manager	Board of Directors
Requires line extension outside of District.	General Manager	Board of Directors
Involves title transfer of a well, water rights and/or land.	District Legal Counsel	Board of Directors

afy = acre feet per year.

APPENDIX D: Equivalent Dwelling Units (e.d.u.)

The following table shall be determinative as to the number of equivalent dwelling units applicable to any specific application, unless the applicant shows, to the satisfaction of the EAWSD General Manager, that a different conversion factor and annual volume of water use should apply with regard to the particular application in question. Reference: 1.0 e.d.u. = 0.25 afy = 81,463 gal/year.

Type of structure	Equivalent dwelling units (e.d.u.)
Single family detached house	1.0
Apartment/condominium	0.8
Mobile home	0.8
Guest house (added to single family house)	0.4
Office, non-medical, with landscaping	0.3 per 1,000 square feet
Office, non-medical, limited/xeric landscaping	0.24 per 1,000 square feet
Medical /dental office	0.4 per 1,000 square feet
Retail store	0.24 per 1,000 square feet
Neighborhood shopping center	0.2 per 1,000 square feet
Grocery store	0.44 per 1,000 square feet
Restaurant, full service	0.08 per seat
Restaurant, limited service/"fast food"	6.5 per site
Gasoline service station, without car wash	3.5 per site

APPENDIX E

Standard Residential Water Meter Detail

LAST MODIFIED: May 05, 2017 - 1:30pm By: C. J. C. Corbin
 DWG. LOCATION: E:\ELDORADO\ELD171-20\MISC ENG\Stand. Water Meter Detd.
 DWG. NAME: ELD\METR-STD.R.dwg

