

As most of you have heard, the Town of Edgewood recently approved an amendment to the Campbell Ranch Master Plan that, among other things, allows 50-acre parcels to be sold to developers, who could then proceed to develop in accordance with the Master Plan that was originally approved in 2002. The Master Plan encompasses 4000 homes, a golf course, and open space. The amendment was approved without an understanding or commitment of where the water for 4,000 homes and a golf course will come from, and how to protect against wastewater that can potentially degrade the quality of the Sandia Basin water resources (we don't know if a treatment plant will be built if 50 acre parcels are developed separately.)

The Deep Well Protest group was initiated to protect the water resources of the Sandia Basin, and we have actively been involved in litigation (along with San Pedro Creek, Bernalillo County, and others) to prevent Aquifer Science's new water request for the Campbell Ranch development in the Sandia Basin, where water levels are dropping at an average rate of approximately 2.5 ft/year. We will continue to focus on protecting our community's water resources. Deep Well continues to oppose activities which exacerbate the Sandia Basin's declining water levels or contaminate our water supply.

### **Key Points about the Campbell Ranch Master Plan**

1) Campbell Ranch submitted its Master Plan for approval to Bernalillo County in about 2000. After Bernalillo County requested more information on traffic and water plans, Campbell Ranch worked out a deal with Edgewood to be annexed by them and placed under their jurisdiction. The annexation did NOT include Master Plan Village 1 land...it remains in the Bernalillo County jurisdiction.

2) Edgewood approved the Campbell Ranch Master Plan in 2002 and amended it in September 2021. There is no way to force Edgewood to revisit the Master Plan approval.

3) Developments must go through several steps before becoming a reality – this is a rough description based on the 2019 Edgewood Subdivision Ordinance found on their website:

- a) Master Plan approval (in this case approved in 2002; amended 2021)
- b) Developer must produce proposed plans and plat sketches conferring with Planning & Zoning staff.
- c) Submit Preliminary Plat – with the details such as water, wastewater, and other services for each lot.
- d) Public Hearing on the Preliminary Plat leading to approval, denial, or conditions to remedy.
- e) Successfully complete any conditions laid out in the Preliminary Plat.
- f) Submit Final Plat
- g) Public Hearing on Final Plat leading to approval, denial, or conditions to remedy.
- h) If Final Plat is approved, lots can be sold and building permits obtained.

4) Any development of any part of the Campbell Master Plan requires proving a water supply among many other conditions to comply with Edgewood's current Subdivision and Zoning Ordinances. With the Sandia Basin closed, as of March 2021, there are only a few options for obtaining water for a development:

- a. Connect to a water system, such as Entranosa.
- b. Drill a commercial well using existing water rights obtained before the basin closure. This would require State Engineer approval.
- c. Drill a domestic well for individual or shared lots.

### **What can the community do?**

1) Be vigilant in following any purchases of the 50+ acre sections on the Campbell Ranch Master Plan land and get involved and informed when/if any of those parcels come before the Edgewood government for Preliminary and Final Plat approval and Public Hearings. It is possible that community input at those stages could make an impact on the way the land is developed. The community, especially Edgewood voters, can keep pressure on Edgewood to make sure that any plat that is developed DOES use sustainable water and wastewater treatment systems among other things.

2) Every reference to Village 1 should be challenged since it is not under the Edgewood jurisdiction. Village 1 is NOT in part of the Edgewood annexed land...it is still in Bernalillo County.

3) Support the Deep Well Protest/San Pedro Creek Estates legal effort to prevent Aquifer Science/Campbell Ranch from succeeding in court to win water rights. <http://deepwellprotest.org/>

4) Edgewood is likely to need agreements with Bernalillo County for Emergency Services. Let Bernalillo County elected officials know of your concerns (respectfully) and thank them for their past efforts towards water resource protection in the Sandia Basin.

5) People who receive their water supply from Entramosa can request that the Coop divulge how much water they have committed to (and/or are considering offering to) Campbell Ranch and ask for an assessment of the impacts of that amount on the sustainability of the water supply, including an analysis of the validity of any Campbell water rights.

6) Organize. While DWP will remain focused on water impacts from this development, we do not intend to actively participate in addressing other impacts of the development. If someone comes forward who wishes to organize around these other issues, we can forward to them any inquiries we receive. And we can help get the word out that such a group is forming.

### **The Current Status of the Aquifer Science/Campbell Ranch water case:**

The Deep Well Protest (a grass roots organization) in partnership with San Pedro Creek Estates HOA and Bernalillo County, has been engaged in a 20 year legal battle to oppose the Aquifer Science/Campbell Ranch water rights application and protect local water sources. This legal battle is still not over.

- In 2014, the Office of the State Engineer denied their request for water rights...they appealed to the NM District Court.
- In 2019 the NM District Court denied their request...they appealed to the NM Appeal Court.
- Right now, the NM Appeal Court case is proceeding: At this point, it is just the attorneys filing documents to either support or refute the decision made in the NM District Court - no new evidence is introduced. Eventually, and it could be years, the NM Appeals Court will schedule the case and make a ruling...there may or may not be an oral hearing involved. If Aquifer Science wins, then Campbell Ranch can use the water from the deep wells and develop the land using that water. If Aquifer Science loses (and does not appeal to the NM Supreme Court) then they cannot submit any other application in the closed basin area...and neither can anyone else...not even the developers of the 50+ acre parcels. If they appeal to the NM Supreme Court, the legal battle will continue.

### **RESOURCES:**

For more detailed history and to see legal filings go to <http://deepwellprotest.org/>

There are many useful documents on the Town of Edgewood website:

<https://www.edgewood-nm.gov>

Campbell Ranch Master Plan and the 9/28/21 slideshow for the Amendments: [Campbell Ranch Master Plan](#)

2019 Edgewood Subdivision, Zoning Wastewater ordinances: [Edgewood Planning and Zoning Ordinances, etc](#)

You can also see videos of past Edgewood Town Meetings on their Facebook page:

<https://www.facebook.com/TownOfEdgewoodNM/>

Click 'More' to select Videos for past meetings and to livestream new ones.