



Santolina Challenge Fact Sheet

What is it?

The Santolina development is proposed for Bernalillo County, on 22 square miles of land directly west of Albuquerque. If built today, the development would be the third largest city in New Mexico.

Problem

There have been a multitude of problems with Bernalillo County’s administrative process, including:

- failure to adhere to critical planning requirements
- bias /conflict of interest
- violations of due process

Most significantly, Bernalillo County Commission has not required Santolina to prove its water in the Level A process; the developer is now seeking to expand this failure as the process proceeds.

These groups seek to safeguard water resources for Burqueños and county residents, as well as for local acequia famers; to prevent the export of taxpayer monies from existing neighborhoods to sprawl; and ensure that local school children have access to good schools. They are represented by the New Mexico Environmental Law Center (NMELC), a nonprofit, public-interest law firm. A full explanation of the issues being challenged can be found in NMELC appeals.

What’s Next

The Bernalillo County Board of County Commissioners (BCC) granted Santolina its Level A approvals in June 2015; those approvals are the subject of an ongoing lawsuit. On August 15, 2017, the BCC will consider Santolina’s Level B submittals and a request from the developer that the BCC further disregard rules by allowing developers to delay proving their water until the Level C process (which is not open to public input).

Santolina by the Numbers

- Acre-feet of water needed annually: 14,380
- Acre-feet of water proven: 0
- Jobs promised by developer: “over 100,000”
- Companies confirmed for Santolina: 0
- Houses proposed: 38,000
- People proposed: 93,000
- New schools needed: 20
- Amount of taxpayer subsidies approved: \$500 million (expected to top \$1 billion within 50 years due to inflation)

Who’s Fighting Santolina

(Groups represented by the nonprofit, public-interest New Mexico Environmental Law Center in administrative proceedings & in court)

- SouthWest Organizing Project (SWOP)
- Pajarito Village Association
- New Mexico Health Equity Working Group
- South Valley Coalition of Neighborhood Assocs.
- Center for Social Sustainable Systems
- South Valley Regional Association of Acequias
- Eight individuals

Who’s Backing Santolina

Western Albuquerque Land Holdings (WALH)
Barclay’s Bank of London (primary landowner)

Santolina Community Development Team:
Garrett Development Corporation (Phoenix, AZ)
Consensus Planning, Inc.
Bohannon Huston, Inc.
SEC Planning, LLC

for more information, please see
nmelc.org