

August 29, 2007

Mr. Edward Vigil
Senior Planner, Taos County
105 Albright Street, Suite C
Taos, NM 87571

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Taos Mountain Vista Subdivision

Dear Mr. Vigil:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer (OSE) has reviewed the referenced subdivision proposal pursuant to the Taos County Subdivision Regulations and the New Mexico Subdivision Act.

Based on the information provided, this office has determined that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and that the subdivider can fulfill the proposals in his disclosure statement concerning water, excepting water quality. Accordingly, a **positive** opinion is issued.

A staff memorandum providing the specific comments is attached for your information. If you have any questions, please call Jerry Keller at 505-827-3845.

Sincerely,

John W. Longworth, P.E.
Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Santa Fe Office

JK:jk

MEMORANDUM
New Mexico Office of the State Engineer
Water Use and Conservation Bureau

DATE: August 29, 2007
TO: John Longworth, P.E. Water Use & Conservation Bureau Chief
FROM: Jerry Keller, Senior Water Resource Specialist
SUBJECT: Taos Mountain Vista Subdivision, Taos County

SUMMARY

On August 1, 2007 the Office of the State Engineer (OSE) received a request review the Preliminary Plat for Taos Mountain Vista, a Type-Three Subdivision. The proposal is a request to subdivide a 48.148-acre parcel into 24 residential lots ranging in size from 2.001-acres to 2.006-acres each. The proposed water supply is shared 72-12-1 domestic wells. The property is located approximately 2 miles southwest of Rancho de Taos, within projected Sections 2 and 3, Township 24 North, Range 12 East, and projected Sections 34 and 35, Township 25 North, Range 12 East, NMPM, Cristoval de la Serna Grant.

The water supply documents submitted to this office consist of a Disclosure Statement, Water Availability Assessment (Geohydrologic Report), Shared Well Agreements, Covenants, Conditions, and Restrictions (CCR's), and Plat Map.

This proposal was reviewed pursuant to the Taos County Subdivision Regulations (Regulations) and the New Mexico Subdivision Act (Act). The water supply proposal is in substantial compliance with the requirements of the Regulations and the Act. Accordingly, a **positive** opinion should be issued.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

The subdivider has quantified the maximum annual water requirements as 0.5 acre-feet per lot and 12.0 acre-feet for the subdivision in accordance with Section 4.3.2.A of the Regulations. A detailed water demand analysis following the procedures presented in OSE Technical Report 48 (Wilson, 1996) is also included in the proposal. The maximum average annual water demand is estimated as 0.43 acre-feet per lot assuming 3 persons per dwelling at 85 gallons per capita per day, 400 square feet of Bermuda/Blue Grama grass, guesthouses on 12 lots, and fire flow storage requirements.

Water conservation measures are contained in the Disclosure Statement and the CCR's. Each shared well and the service connection to each lot will be metered. The total irrigated landscape area is limited to 400 square feet. Turf grasses and swimming pools are specifically prohibited. Rainwater harvesting is encouraged for additional landscape irrigation. The CCR's require the use of plumbing fixtures that conform to the Uniform Plumbing Code as required by Section 4.3.4.C of the Regulations.

WATER AVAILABILITY ASSESSMENT

In accordance with Section 4.3.4.A of the Regulations, the proposed water supply is four shared 72-12-1 domestic wells to be constructed by the subdivider. The proposal includes Shared Well Agreements as required by Section 4.3.4.A.3 of the Regulations. A maximum of six lots will be served from a shared well.

The developer submitted a Water Availability Assessment (Report), as required by Appendix A, Section 1 of the Regulations. A test well (RG-88208) was drilled within the subdivision boundary. The well was pumped at an average rate of 30.8 gpm for a period of 36 hours. The maximum drawdown was 10.27 feet.

The Report includes the test well and several off-site well logs, drawdown and recovery test well data, geologic cross-sections, water level contours, and results of 50-year schedule of effects model on wells within the subdivision and wells within 1,000 feet of the subdivision boundary. Maximum drawdown effects were also calculated for 1,000, 2,000, and 3,000 feet away from the subdivision. The calculated depletion effects on the Rio Grande and Rio Pueblo de Taos after 50-years of pumping are approximately 0.06 acre-feet per year.

The depth to water, depth of wells, pump settings, and lithological characteristics in the Disclosure Statement are consistent with the information presented in the geohydrology report.

Based on the information provided, adequate water supply is available for a period of 50-years, and the effects of pumping wells within the Taos Mountain Vista Subdivision on nearby wells will be within acceptable limits.