

# MEMORANDUM

New Mexico State Engineer Office

*Water Use and Conservation Bureau*

**Date:** August 16, 2001

**To:** Brian C. Wilson, P.E., Water Use & Conservation Bureau Chief

**From:** John T. Romero, Water Master I

**Subject:** Hacienda Verde Estates Subdivision, Dona Ana County

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The proposed development is classified as a Type III subdivision containing 2 parcels encompassing approximately 10.7-acres of land. The parcels will be 2-acres and 8.7-acres in size. The subdivision is located in Dona Ana County within Section 18, Township 26 South, Range 3 East, New Mexico Principal Meridian and was reviewed pursuant to the Dona Ana County Subdivision Regulations and provisions of the New Mexico Subdivision Act.

The subdivider proposes that water for the subdivision be provided by individual 72-12-1 domestic wells. The individual purchaser of a parcel will be responsible for drilling his or her own well. The subdivider has quantified the maximum annual water requirement, for both indoor and outdoor purposes, at 3.00 acre-feet per annum per parcel. Dona Ana County Subdivision Regulations, Section 14.3.2, Quantification of the Annual Water Requirements states that the maximum annual water requirement for both indoor and outdoor purposes shall be 0.75 acre-feet per parcel per year. The subdivider must provide a detailed water demand analysis if a different figure other than 0.75 acre-feet is used.

The subdivider has submitted information attempting to address the water availability assessment requirements pursuant to Section 14.3.5(B) of the county subdivision regulations; however, they have not submitted the required well log from an on-site well or from an existing nearby well nor have they submitted a description of the water bearing formation including a statement of the maximum and minimum depths to water. They have also failed to submit a statement of the estimated yield of wells in gallons per minute based upon well logs from an on site well or existing nearby well.

The developer has addressed conservation measures in the Disclosure Statement as required by county subdivision regulations; however, in addition to the conservation measures listed in the disclosure statement the developer should refer to Office of The State Engineer (OSE) Technical Report 48 entitled "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996) to calculate the amount of irrigated turf area the subdivider may wish to limit each parcel as an additional conservation measure. It is also suggested that individual water meters be required on all wells in order to verify that parcel owners are complying with any restrictions and covenants on water usage. Additionally, the subdivider has adequately addressed fire protection, in the said disclosure statement, pursuant to county subdivision regulations.

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It is my opinion that the subdivider's water proposal does not meet the requirements of the Dona Ana County Subdivision Regulations and the New Mexico Subdivision Act. A favorable opinion from the OSE will not be provided for this subdivision proposal at this time.