

MEMORANDUM

New Mexico Office of the State Engineer

Water Use & Conservation Bureau

Date: May 16, 2002

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

From: John T. Romero, Water Master I

Subject: Spring Canyon Estates Subdivision Review, Dona Ana County

This subdivision proposal is a request to develop a 117-acre parcel of land into a 5-parcel subdivision ranging in size from 0.6721 to 116.2 acres. The subdivision is located within Section 16, Township 19 South, Range 3 West, New Mexico Principal Meridian. Our office reviewed the proposed subdivision on July 2, 2001. The developer has stated that the Village of Hatch, New Mexico will provide water to this subdivision. This proposal was reviewed pursuant to the Dona Ana County Subdivision Regulations and provisions of the New Mexico Subdivision Act.

During our first review, it was stated that the subdivider had quantified the maximum annual water requirement for both indoor and outdoor purposes at 0.75 acre-feet per parcel per year pursuant to the Dona Ana County Subdivision Regulations, Sub-section 14.3.2. The subdivider had also stated that there are no limitations or restrictions on indoor and outdoor domestic uses at the proposed subdivision. It was recommended that the county require the subdivider to include a statement restricting individual or shared domestic wells at the subdivision and a statement limiting the amount of irrigated turf area allowed within each parcel. The subdivider has restricted the drilling of individual or shared 72-12-1 domestic wells within this subdivision; however, no limit had been set on the amount of irrigated turf area allowed for each parcel. It is again recommended that the county require the subdivider to limit the amount of irrigated turf area including the area for trees and shrubs to some square footage amount. The subdivider is encouraged to refer to Office of the State Engineer (OSE) Technical Report entitled, "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996) as an aid in calculating a turf area limit based on the water entitlement allotted to each parcel.

The subdivider had also failed to adequately address water conservation measures in the disclosure statement pursuant to Sub-section 14.3.1 of the same regulations. The subdivider has now addressed conservation measures with their amended disclosure statement; however, when the subdivider specifies a limit on the amount of irrigated turf

Page 2
Spring Canyon Estates
May 17, 2002

area allowed to each parcel they will have sufficiently addressed the issue of water conservation.

The subdivider had also failed to submit a letter of intent from the Village of Hatch stating they are ready, willing, and able to provide the maximum annual water requirements for the subdivision, for a 40-year period, pursuant to Sub-section 14.3.5 (A) of the Dona Ana Subdivision Regulations. The subdivider has now submitted the required letter of intent from the Village of Hatch. Additionally, during the previous review of this proposal, I reviewed the Village of Hatch water right files. The files indicate that sufficient water should be available to meet the requirements of this proposal while they continue to meet current obligations. Furthermore, the subdivider has provided our office with information addressing the Village's current number of hook-ups (customers) all additional commitments and their 2001 water use amounts so we can properly evaluate water availability.

It is my opinion that the subdivider's water proposals are now in conformance with the Dona Ana County Subdivision Regulations and the New Mexico Subdivision Act. Therefore, a favorable opinion will be issued at this time.