

# MEMORANDUM

New Mexico State Engineer Office

*Water Use and Conservation Bureau*

**Date:** November 20, 2001

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

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

**Subject:** Catalpa Hills Estates Subdivision, Unit II, McKinley County

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The proposed development is classified as a Type III subdivision containing 10 parcels encompassing approximately 39.58-acres of land. The parcels will range between 3.0-acres and 4.56-acres in size. This development is the second phase of a seven-phase subdivision containing a total of 95-parcels. The subdivision is located in McKinley County within Section 34, Township 15 North, Range 18 West, New Mexico Principal Meridian and was reviewed pursuant to the McKinley 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 the subdivision to be 200 gallons per day per parcel; however, it is not certain if this figure includes water for outdoor purposes. The subdivider does not identify how much water will be used for outdoor purposes. The subdivider has stated, in item 17 of the disclosure statement, that 200 gallons per capita per day will be used by the subdivision; however, on page 2 of the geohydrology report they use 75 gallons per capita per day.

McKinley County Subdivision Regulations, Appendix B, Section III, Quantification of the Annual Water Requirements states that the subdivider shall quantify the maximum annual water requirement for indoor and outdoor purposes and the results stated in the disclosure statement. This quantification shall be performed using the standards set forth in Office of the State Engineer (OSE) Technical Report 48 entitled "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996). The subdivider needs to correctly address the quantification of the annual water use required by the subdivision for both indoor and outdoor uses and show where they are getting the per capita figures and data that they are using.

The subdivider has submitted the same Geohydrology report that was submitted in 1996 for Phase I of this development. McKinley County Subdivision Regulations require that all information be current and certain draw downs be calculated in a conservative manner pursuant to Appendix B, Section V. Furthermore, the subdivider has not stated the cost of construction and maintenance of the proposed water supply pursuant to sub-section C.1. of Section V. The said report should be updated and must conservatively address drawdown calculations as per county regulations.

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The developer has also failed to address 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.

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