

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

Date: April 23, 2002

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

From: John T. Romero, Water Master I

Subject: Mountain Edge Subdivision, Preliminary Plat Review, Otero County

The proposed development is a request to develop a Type II subdivision containing 45 parcels, encompassing approximately 50.5 acres of land. The proposed parcel sizes will range between 1.0 and 1.26 acres. The subdivision is located in Section 14, Township 16 South, Range 12 East, New Mexico Principal Meridian. This proposed subdivision is located 6.2 miles from Cloudcroft, New Mexico on State Road 130. This proposal was reviewed pursuant to the Otero County Subdivision Regulations and provisions of the New Mexico Subdivision Act.

The subdivider originally proposed that the Mountain Edge LLC will provide all the water for the subdivision via existing water springs under State Engineer File No. 4462. This was to be a new community water system, which would be utilizing a surface water source rather than a groundwater source. The subdivider has amended his proposal from springs to shared domestic wells as the source of water for the subdivision. The subdivider had originally quantified the maximum amount of water, for indoor and outdoor purposes, at the subdivision to be 10.1 acre-feet per year at full build out. This translates to approximately a 0.22 acre-feet per parcel per year or 200 gallons per parcel per day. The subdivider is still proposing this amount of water usage. Otero County Subdivision Regulations allow up to 2.0 acre-feet per year per parcel.

The subdivider has addressed water availability at the subdivision by providing the proper documentation addressing water availability over a 40-year period when individual or shared 72-12-1 domestic wells are proposed pursuant to Appendix C, Section C.4 of the Otero County Subdivision Regulations.

The subdivider has also addressed water conservation measures pursuant to Appendix C, Section C.2 of the Otero County Subdivision Regulations; however, since the subdivider is proposing approximately 0.22 acre-feet of water per parcel per year, it **was and again** is suggested that the subdivider also 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 each parcel will be allowed to irrigate and the total amount of water available for outdoor use. This could become a big issue if the county allows the subdivider to connect eight (8) parcels

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on a single domestic well. The county currently allows a maximum of four (4) parcels on a domestic well. Also, the total amount of land that can be irrigated by a single domestic well is 1 acre of land.

The subdivider had originally made a statement saying that meters would be installed at each parcel to monitor or restrict water use at the subdivision. When shared 72-12-1 domestic wells are utilized it will also become a requirement to install totalizing meters on all wells and report the usage to the OSE. Additionally, the subdivider has sufficiently addressed fire protection pursuant to Appendix C, Section C.5 of the Otero County Subdivision Regulations when individual or shared domestic wells are proposed

It is my opinion that the subdivider's water proposal will conform to the Otero County Subdivision Regulations and the New Mexico Subdivision Act when a detailed water budget is supplied depicting specific outdoor and indoor water usage required by the subdivision and the Disclosure Statement and Restrictive Covenants are revised to include restrictions on irrigated area to ensure that residents will not exceed their allowed water entitlement. A favorable opinion regarding the availability of water for the subdivision will be issued for this subdivision proposal contingent upon the submittal of the above-mentioned information.