

MEMORANDUM

New Mexico Office of the State Engineer

Water Use and Conservation Bureau

November 14, 2002

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

From: Patrick J. Romero, Water Master I

Subject: Bon Temps Subdivision Master Plan, Taos County

The Bon Temps Subdivision proposal is a request to split a 1.564-acre lot into a 2 lot residential subdivision. The lot is located on Highway 150, approximately 0.3 miles North of Arroyo Seco, within the Antonio Martinez Grant, in Projected Section 4 of T26N, R13E, N.M.P.M.. It was reviewed pursuant to the Taos County Subdivision Regulations, and the New Mexico Subdivision Act. The developer proposes that water will be supplied to this development via a shared well.

The Taos County Subdivision Regulations state that, for a subdivision of two to five lots, lots, any of which are less than 1.0 acre in size, a community water system and a community sewer system is required (Section 16.3, Schedule B of the Taos County Subdivision Regulations). This subdivision proposal does not conform to this regulation, as the developer is proposing to use a shared well and septic systems.

The subdivider's submittal did not include a geohydrologic report, to assess the availability of domestic water, as per Appendix A of the County Regulations. Water use is not limited to 0.3 acre-feet per year, per lot, as per Section 16.4. The subdivider should specify water restrictions to ensure that his subdivision will not exceed this amount of water consumption. These restrictions should be listed in the disclosure statement and the covenants.

In order to create water restrictions, the subdivider should calculate the maximum annual water requirement for this subdivision. Water requirements should be separated into indoor and outdoor uses. Restrictions on irrigated area specified in the disclosure statement and the covenants should be consistent with the water requirement calculations, to ensure that residents will not exceed the amount of water that the domestic wells can provide. It is suggested that the developer refer to Office of the State Engineer Technical Report No. 48 entitled "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996) to calculate indoor and outdoor water requirements.

It is my opinion that the developer has not provided an adequate water supply plan, pursuant to the Taos County Subdivision Regulations. In accordance, a favorable opinion should be **withheld**.