

COUNTY OF TAOS
STATE OF NEW MEXICO

Jim K. Fambro
Mark Gallegos
Gabriel J. Romero
Tom Blankenhorn
Candace O'Donnell

District I
District II
District III
District IV
District V

Leandro Cordova

County Manager



TIM CORNER
FLOODPLAIN ADMINISTRATOR

PLANNING DEPARTMENT

105 Albright Street, Suite H
Taos, NM 87571

Office: (575) 737-3839

Fax: (575) 737-6449

timothy.corner@taoscounty.org

Floodplain Determination for the Proposed La Isla de Taos Subdivision in El Prado

Date: 12/16/2016

UPC: 1 074 149 214 478

Owner #79924

To: Whom it may concern

Determination summary:

The proposed subdivision lots are outside of the 100-year-floodplain as determined by FEMA. The subdivision proposal is greater than 5 acres which represents a major development. However base flood elevations have already been established for this area by FEMA as indicated by the AE Zones of the two major flooding sources. The subdivision has been carefully planned around the floodplain and this is to be commended. Therefore there are no special requirements for this project related to flood damage prevention.

Detailed determination:

This subdivision proposal involves the development of a parcel of land that falls in both Zone AE and Zone D. The main flooding sources impacting this parcel are the Rio Lucero to the north and the Rio Pueblo to the south. The location of the subdivision lots in relation to the mapped AE Zones, representing the 100 year floodplain, can be seen on the enclosed map entitled "Floodplain and Address Map - La Isla de Taos Subdivision".

The subject lots are outside of the AE Zone, located in a D Zone. The D Zone designation in this area is unusual and it is my supposition it was allocated Zone D, like Taos Pueblo reservation land, as this land was part of the Taos Pueblo Grant. FEMA may have mistakenly assumed this area was Taos Pueblo land and therefore not followed through and allocated the areas outside of the mapped 100 year floodplain as a Zone X as it did in the rest of Taos County. A Zone D designation represents an undetermined flood risk. This designation seems strange given that FEMA has allocated the 100 year floodplain for the two major flooding sources and established that this land lies outside of the 100 year floodplain. Taos County has no special development requirements for Zone D and it is treated like Zone X.

The total development exceeds the 5 acre major development limit relating to floodplain management. If the floodplains for the flood sources in this area had been mapped using approximate methods then the developer would be required to conduct a thorough flood study prior to development. This is not necessary for this project as FEMA has already established base flood elevations for the flooding sources.

The location of the lots has been specifically designed to avoid development in Special Flood Hazard Area as determined by FEMA. The Special Flood Hazard Area has been designated as a Bosque Area with no future development proposed. This is an ideal subdivision design, utilizing floodplain areas for recreation and not development. I commend the developers for their forethought in this matter.

Therefore it is my determination that the proposed subdivision meets the requirements of Taos County's Flood Damage Prevention Ordinance. No further requirements will be placed on this development in relation to Flood Damage Prevention.

Yours sincerely



Tim Corner

Taos County Floodplain Administrator