

November 2, 2004

Thomas Stewart
Lincoln County Manager
P.O. Box 711
Carizozo, N.M. 88031-0711

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Alto Mesa Subdivision

Dear Mr. Stewart:

The Office of the State Engineer (OSE) has reviewed the proposal for the Alto Mesa Subdivision pursuant to the Lincoln County Subdivision Ordinance (Ordinance) and the State Subdivision Act. This office has concluded that the developer's water supply plan is not in conformance to the Ordinances. In accordance, OSE hereby issues a **negative opinion**.

Project

The Alto Mesa proposal is a request to develop a 215.2-acre vacant lot into a 56-lot residential subdivision. The project is located approximately three miles east of Alto, north of the intersection of County Road 6, and Alto Mesa Drive, in Section 31 of T10S, R13E, N.M.P.M. The developer proposes that individual 72-12-1 domestic wells provide this development with domestic water.

Water Demand Analysis and Conservation

Section 18.2 of the Ordinance requires the developer to provide a water requirement analysis. The developer did not include this in his submittal. In performing this calculation, the developer will need to include water purification water use in this calculation, due to the very poor quality of the water to be drawn from the proposed aquifer. In his covenants, the applicant created water restrictions to assure minimal water use.

Water Availability

Section 17.5 of the Ordinance require the developer to supply a geohydrologic report which demonstrates that water will be available for this development for a period of no less than 40 years. In order to comply with this requirement, the developer has submitted a Geohydrologic report by Atkins Engineering. The report submitted includes a geologic description, graphic drawdown and recovery well test data, and a 40-year schedule of effects calculation. The well tested for the report is more than a mile away from the proposed subdivision; well logs indicate that it draws from a different aquifer than exists under the proposed subdivision. It is the opinion of OSE that the developer should test an on-site well, and base his report on it. It would be presumptive of OSE to approve this development based upon the data provided.

Alto Mesa Subdivision
Page 2
November 2, 2004

If you have any questions regarding this opinion, please feel free to call me at (505) 827-6790.

Sincerely,

Patrick J. Romero, P.E.
Water Resource Engineer

Cc: John Longworth, Water Use and Conservation Bureau Chief
OSE Water Rights Division, Roswell Office