

August 11, 2006

Mr. Curt Temple  
Planning Director  
Lincoln County  
105 Kansas City Road  
Ruidoso, New Mexico 88345

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**

**Re: High Mesa R.V. Ranch**

Dear Mr. Temple:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Lincoln County Subdivision Regulations and the New Mexico Subdivision Act.

It is the opinion of this office that the subdivider's water supply proposal does not satisfies the requirements of Sections 17.2(b) and 17.3 of the Lincoln County Regulations and § 47-6-11.F (1) of the New Mexico Subdivision Act.

A staff memorandum providing the specific comments and recommendations is attached for your information. If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,

John W. Longworth, P.E.  
Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Roswell Office

**DATE:** August 11, 2006  
**TO:** John W. Longworth  
**FROM:** Julie Valdez  
**CC:** Mara Smith  
**SUBJECT:** High Mesa RV Ranch

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## **SUMMARY**

On July 26, 2006 the Office of the State Engineer received a request to review additional documentation for High Mesa RV Ranch, a Type Three subdivision.

This office reviewed the original proposal on July 6, 2006, at which time sufficient information regarding water supply and water demand was not provided. Therefore, a negative opinion was issued. For details, please refer to that letter

The proposal is a request to subdivide 10.291 acres into 24 lots, with sizes ranging between 0.11 and 0.56 acres. The proposed subdivision is located approximately 6.5 miles northeast of Ruidoso, within Section 31, Township 10 South, Range 14 East, NMPM. The developer proposes to obtain water from Alto Lakes Water Corporation (ALWC).

The documents submitted to this office consist of Water System Agreement between ALWC and High Mesa RV Ranch, a Water Budget and ALWC's Water and Waste Water System Master Plan (Report).

The OSE has reviewed the High Mesa RV Ranch subdivision proposal pursuant to the Lincoln County Regulations and the New Mexico Subdivision Act. It is the opinion of this office that the proposal does not satisfy the requirements of § 47-6-11.F (1) of the New Mexico Subdivision Act and Sections 17.2(b) and 17.3 of the County Regulations. Therefore, a **negative** opinion should be issued.

## **WATER DEMAND ANALYSIS & WATER CONSERVATION**

The subdivider has quantified the subdivision annual water requirements as 0.12 acre-feet per year per lot or 2.89 acre-feet per annum for the entire subdivision, assuming 2 persons per dwelling (at 60 gpcd) and 400 ft<sup>2</sup> of xeriscape using drip irrigation. This office concurs with this conclusion

## **WATER AVAILABILITY ASSESSMENT**

The subdivider has proposed to obtain water from Alto Lakes Water Corporation (ALWC). A copy of ALWC's Water and Waste Water System Master Plan 2004 was submitted to our office for review.

§ 47-6-11.F (1) of the New Mexico Subdivision Act requires that the subdivider provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. When evaluating a Preliminary Plat the

OSE analyzes water rights and physical water availability to determine if a subdivider has demonstrated that sufficient water is available.

Given the uncertainty of the geological conditions in the area, it is the opinion of this office that ALWC's Report failed to demonstrate that the aquifer system could produce water at rates sufficient to meet the demands of ALWC's existing and future commitments.

Based on the data provided in the Report it is evident that ALWC's water demand exceeds their well production and additional water resources are needed over the next 40 years to supply current commitments. The Report has demonstrated that ALWC does not have an adequate water supply for current and future commitments. Therefore, the proposal does not comply with Sections 17.2 (b) and 17.3 of the Lincoln County Regulations and § 47-6-11.F (1) of the New Mexico Subdivision Act.