

March 15, 2007

Brad Stebleton  
Senior Planner  
Sandoval County  
P.O. Box 40  
Bernalillo, NM 87004

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

**Re: Pinion Bluff Subdivision**

Dear Mr. Stebleton:

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

Based on the information provided, this office cannot determine that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and that the subdivider can fulfill the proposals in his disclosure statement concerning water, excepting water quality. Accordingly, a **negative** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Jerry Keller at 505-827-3845.

Sincerely,

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

Encl.

cc: OSE Water Rights Division, Albuquerque Office

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

**DATE:** March 15, 2007

**TO:** John Longworth, P.E. Water Use & Conservation Bureau Chief

**FROM:** Jerry Keller, Senior Water Resource Specialist

**SUBJECT:** Pinion Bluff Subdivision, Sandoval County

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**SUMMARY**

On February 16, 2007 the Office of the State Engineer (OSE) received a request to review the Preliminary Plat for Pinion Bluff, a Type-Three Subdivision. The proposal is a request to subdivide a 11.81-acre parcel into 10 residential lots ranging in size from 1.03 acres to 1.56 acres. The proposed water supply is shared 72-12-1 domestic wells. The property is located north west of Placitas on the south side of Windmill Trail at Indian Flats Road, within Section 30, Township 13 North, Range 5 East, NMPM.

The water supply documents submitted to this office consist of a Disclosure Statement, Declaration of Covenants, Conditions, and Restrictions, Water Availability Assessment, and Plat Map.

The proposal was reviewed pursuant to the Sandoval County Subdivision Regulations (Regulations), and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is not in compliance with the requirements of the Appendix B and Section 3-H and 4-A of Appendix A of the Regulations and Sections 47-6-17 and 47-6-11 F (1) of the Act. Accordingly, a **negative** opinion should be issued.

**WATER DEMAND ANALYSIS AND WATER CONSERVATION**

The Water Availability Assessment contains a water demand analysis following the procedures presented in OSE Technical Report 51 (Wilson et al., 2003). The maximum annual water demand is estimated as 0.40 acre-feet per lot, assuming 2.8 persons per dwelling at 81.6 gallons per capita per day, evaporative cooling, 600 square feet of turf grass, 1200 square feet of trees and shrubs, and a garden area of 600 square feet. The Water Availability Assessment states that restrictions can be placed on water users to limit groundwater use to 0.40 acre-feet per year.

The subdivider has not addressed the following items in the Disclosure Statement and/or the Covenants as required by Appendix A and B of the Regulations and Section 47-6-17 of the Act:

- The maximum annual water requirements of the subdivision including water for indoor and outdoor domestic uses. The quantities should be in agreement with the quantities presented in the Water Availability Assessment.
- Describe any limitations and restrictions on water use in the subdivision.
- Summarize the provisions of any covenants or other restrictions requiring the use of water saving fixtures and other water conservation measures.

- State whether wells will be provided by the subdivider or by the prospective purchaser/lessee/conveyee.
- The requirements of Section 3-H of Appendix A of the Regulations with regard to the imposing and enforcing Restrictive Covenants to specifically limit the amount of water consumed.

#### **WATER AVAILABILITY ASSESSMENT**

The developer drilled one on-site test well (RG-86696). The well was completed to a depth of 400 feet. The non-pumping water level was 336.42 feet below ground level. The Assessment describes the geologic and hydrologic setting of the proposed subdivision and includes drawdown and recovery test well data, geologic cross-sections, water level contours, water availability calculations, and results of a 100-year schedule of effects model on wells within the subdivision and existing wells, surface water sources, and springs within a one mile radius of the subdivision boundary.

Based on the information provided, the subdivider's water supply proposal is in substantial compliance with the requirements of the Appendix A of the Regulations. The report concludes that there is adequate water available for 100 years, and that the effects of pumping wells within the subdivision on nearby wells, surface water, and springs will be minor. This office concurs with these conclusions.