

March 24, 2010

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

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

**Re: Quail Ridge 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 has determined 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 **positive** 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

JK:jk

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

**DATE:** March 24, 2010  
**TO:** John Longworth, P.E. Water Use & Conservation Bureau Chief  
**FROM:** Jerry Keller, Senior Water Resource Specialist  
**SUBJECT:** Quail Ridge Subdivision, Sandoval County

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**SUMMARY**

On March 4, 2010 the Office of the State Engineer (OSE) received additional/revised information for the Preliminary Plat for Quail Ridge, a Type-Three Subdivision. The proposal is a request to subdivide a 12.07-acre parcel into four residential lots ranging in size from 3.0 acres to 3.04 acres. The proposed water supply is by a shared 72-12-1 domestic well. The property is located south of the Village of Placitas on the west side of Quail Meadow Road, within Section 6, Township 12 North, Range 5 East, NMPM.

The proposed subdivision is located within the area subject to the requirements of Appendix "A" of the Sandoval County Subdivision Regulations. Section 10 of Appendix "A" sets out the requirements for Summary Procedure. The geographic area is subject to unique circumstances or conditions that require additional review under the Summary Procedure beyond the provisions for such review under Article 4 of the Sandoval County Subdivision Regulations.

This office issued a negative opinion for this subdivision on January 11, 2010 for the reason that the proposal was not in compliance with the requirements of Section 47-6-11 F (1) of the New Mexico Subdivision Act.

The revised water supply documents submitted to this office consist of a Well Share Agreement, and Well Record.

The revised proposal was reviewed pursuant to the Sandoval County Subdivision Regulations, Appendix "A" of the Sandoval County Subdivision Regulations (Regulations), and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is in substantial compliance with the requirements of the Regulations and the Act. Accordingly, a **positive** opinion should be issued.

**WATER DEMAND ANALYSIS AND WATER CONSERVATION**

The Disclosure Statement for a subdivision that qualifies for Summary Procedure under Section 4.2.5 of the Regulations only requires the subdivider to state the means of water delivery. However, the Water Availability Assessment contains a water demand analysis. The annual indoor use is estimated as 0.20 acre-feet assuming 2.84 persons per household and 61.8 gallons per capita daily consumption. Outdoor use is estimated as 0.10 acre-feet based on 500 square feet

of sprinkler irrigated turf grass and 1,200 square feet of drip irrigated trees and shrubs. The total demand is estimated as 0.3 acre-feet per lot and 1.20 acre-feet per year for the entire subdivision.

The Declaration of Covenants and Restrictions limit the annual water use to 0.3 acre-feet (97,756 gallons) per lot. The Covenants also require each home install a grey water system and a cistern for roof water capture to supplement outdoor water use.

The Well Share Agreement contains inclining block rate charges for quarterly water use and penalties for use in excess of 97,756 gallons per year.

#### **WATER AVAILABILITY ASSESSMENT**

The proposed water supply is by an existing shared 72-12-1 domestic well (RG-89676). The Water Availability Assessment indicates the well was completed in October 2007 and contains the well log prepared by the well driller. However, OSE records indicate the permit expired on August 13, 2008. The well record has not been filed as required in the Specific Conditions of Approval and the totalizing meter as required by Condition 5B has not been installed. No pumping records have been reported to OSE.

The subdivider submitted a Water Availability Assessment (Assessment) in accordance with Section 8.6 and Section 10 of Appendix "A" of the Regulations. The developer drilled and tested one on-site well (RG-89676). The well was completed on October 10, 2007 to a depth of 1,208 feet. The static water level prior to test pumping was recorded as 150.12 feet. The well was pumped at an average flow rate of 15 gpm for 24 hours. The maximum drawdown reached was 13.74 feet.

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, minimum lot size calculations, and the results of a 100-year schedule of effects model on the subdivision well and existing wells and springs within a one mile radius of the subdivision.

Based on the information provided, the subdivider has demonstrated adequate water is available to serve the water demands of the proposed subdivision for a period in excess of 100-years. However, the well permit must be in good standing in order to provide water to the subdivision.

**The well record was submitted to OSE on February 12, 2010 and the meter installation has been completed. As previously noted, the pumping reporting requirements should be included in the Well Share Agreement.**