

MEMORANDUM

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

August 22, 2002

To: Brian Wilson, P.E., Water Use and Conservation Bureau Chief

From: Patrick J. Romero, Water Master I

Subject: Deer Canyon Preserve Subdivision Plan (Phase I), Torrance County

Phase I of the Deer Canyon Preserve Subdivision proposal is a request to develop a 1,160-acre lot into a 316 lot residential subdivision. The lot is located approximately 3 miles South of Mountainair, and is accessible via CR B016, in Sections 20, 21, 28, 29, 33, and 34 of T3N, R6E, N.M.P.M.. This proposal was reviewed pursuant to the Torrance County Subdivision Regulations, and the New Mexico Subdivision Act. The developer proposes that water will be supplied to this development via shared wells.

The subdivider has submitted a geohydrologic report, pursuant to Section 5.4 of the Supplemental guidelines of the Torrance County Subdivision Regulations. The geohydrologic report, and the supplemental data provided by Blackham, Underwood, Gunaji, and Associates includes well logs, results of three well tests, and a calculation of the drawdowns in the water table that would be caused by this development.

A review of the original aquifer tests performed indicated that there were irregularities. After a second pump test, I requested that the developer re-run at least one of the pump tests, with me in attendance. On August 1, 2002, Jack Frost of the Office of the State Engineer and I observed as the aquifer drilled into by Deer Canyon Preserve well #12 was tested. The subsequent results were properly analyzed, and it is my opinion that the developer has now adequately shown that water is available for phase I of this development, for the 70-year period required by Torrance County.

The developer has proposed testing every well which will be drilled for this development. In addition, he has proposed analyzing each well to assure that it will be capable of providing lot purchasers with enough water to supply their domestic needs, for the 70-year period prescribed by Torrance County. I have agreed to review every test to ensure this. The developer should be commended for this method of responsible development.

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The subdivider has properly quantified his subdivision's annual water requirements, as per Section 2 of the Supplemental guidelines of the Torrance County Subdivision Regulations. The subdivider has specified water restrictions to ensure that his subdivision would not exceed the amount of water legally available from each 72-12-1 domestic well.

It is my conclusion that the subdivider has now demonstrated that sufficient water is available to meet the requirements of his development in accordance with the Torrance County Subdivision Regulations. A **favorable** opinion to this effect should be issued.