December 15, 1997 J9658 Section: 1A Final Plat Approval

ADDENDUM TO DISCLOSURE STATEMENT

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Contraction of the

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WILD HORSE RANCH A Type IV Subdivision Catron County, New Mexico



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STATE ENGINEER UFFICE



STATE OF NEW MEXICO

STATE ENGINEER OFFICE SANTA FE

THOMAS C. TURNEY State Engineer

December 15, 1997

BATAAN MEMORIAL BUILDING, ROOM 101 POST OFFICE BOX 25102 SANTA FE NEW MEXICO 87504-5102

12002

Adam Polley Calton County Manager P.O. Box 507 Reserve, NM 87830

Reference: Wild Horse Ranch Subdivision, Phase One Submittal

Dear Mr. Polley:

The State Engineer Office has reviewed the submitted additional information for the Phase 1 proposal of the referenced subdivision, pursuant to the Catron County Subdivision Regulations. It is my opinion that the subdivider has now demonstrated that they can fulfill the water supply requirements for this subdivision proposal, and with the recommended amendments to their disclosure statement; his water proposals will be in conformance with county regulations.

The disclosure statement should be revised to more accurately reflect the findings of the geohydrology report. A staff memorandum in support of this opinion is attached for your review. A copy of this opinion and attached mcmorandum should be provided to the subdivider.

(505) 827-6175 FAX: (505) 827-6188

An opinion issued by the State Engineer that the subdivider can fulfill his water proposals does not imply a guarantee that water in sufficient quantities to meet the needs of the subdivision will be obtained for the period of time specified, if any, in the disclosure statement.

If the language of this letter is summarized or otherwise modified by the subdivider, approval must be obtained from the State Engineer Office prior to its incorporation into the subdivider's disclosure statement.

Sincerely,

Schward Uprante for Donald T. Lopez, P.E. Assistant State Engincer



DTL:EY

MEMORANDUM

New Mexico State Engineer Office

December 15, 1997 Date:

Donald T. Lopez, P.E., Assistant State Engineer To:

Edward Ytuarte, PE\PS, Chief, Subdivision Review Burcau S.

From:

Wild Horse Ranch Subdivision, Phase One - Plat Proposal, Catron County Subject:

The proposed subdivision of 83 lots, within +or- 2000 acres, is Phase 1 of a type-four subdivision with 996 parcels that will encompass approximately 16,120 acres of land, to be developed in 12 phases, and located within T3N, R11W, Sec. 6, T4N, R10W, Sec. 13 - 24, 27 - 29, 31 - 33, T4N, R11W, Sec. 17-21, 26, 28, 29 and 31, in the northeastern corner of Catron County. The subdivision proposal was reviewed pursuant to Catron County Subdivision Regulations. The subdivider proposes that water for the subdivision will be provided by the prospective purchaser for each parcel by utilizing 72-12-1 domestic well permits. Additional information has been submitted to address water availability and amendments to the disclosure slatement.

A more in-depth water availability assessment has been provided by the subdivider with two on-site wells (Phase 1 area) drilled and tested. The subdivider's geohydrology consultant performed the analysis by estimating ground water pumpage for a typical well at 0.35 acre-feet/annum (AFA) per lot. The consultant concludes that the acquifers beneath the Phase 1 subdivision are capable of producing sufficient groundwater to meet the maximum annual water requirement without causing excessive drawdown or dewatering of wells. While the aquifer should have been stressed for a greater period and more wells drilled and tested considering the area involved for Phase 1, the additional water availability assessment may be adequate.

No water conservation measures were presented by the developers submittal, and since the geohydrology report indicates that some wells may be low producers, the SEO strongly recommends that the county require that conservation measures be stated in the disclosure statement and the restrictive covenants, to reinforce restrictions to 0.35 AFA.

Disclosure statement #17 declares that "Some wells may be dry.". If the developer insists on making this statement, the county should require that some remedy be provided by the developer to the purchaser of a lot where no water will be available.

It is my conclusion that the subdivider has demonstrated that sufficient water will be available to meet the requirements of the Phase 1 subdivision, and only the recommended corrections noted

above are needed. A favorable opinion to this effect should be provided.



GARY E. JOHNSON GOVERNOR

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State of New Mexico ENVIRONMENT DEPARTMENT Silver City Field Office 1302 E. 32nd Street Silver City, New Mexico 88061 (505) 388-1934 • FAX (505) 388-3258

MARK E. WEIDLER SECRETARY

EDGAR T. THORNTON, III DEPUTY SECRETARY

December 5, 1997

Mr. Adam Polley, County Manager Catron County Commission P.O. Box 507 Reserve, NM 88730

Dear Mr. Polley:

This office is in receipt of the water quality analysis for the proposed Wildhorse Ranch Subdivision, Phase 1

The analysis indicates that the maximum recommended levels for Iron, Manganese, and Total Hardness have been exceeded. Also, the turbidity analysis is very close to the maximum level.

The County should require this information be added into the disclosure statement along with the various types of treatment techniques that may be needed to minimize any problems.

These parameters do not necessarily reflect any health related issues; however, they do demonstrate various aesthetical problems such as odor, taste, staining and scaling of fixtures, staining of laundry, and corrosivity.

Thank you for the opportunity to comment on this analysis. If you have any questions, please feel free to contact me at this office.

Sincerely,

Rock L. Vendrely Environmentalist

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