



2025 SANITARY SURVEY REPORT

For

Rosa Joint Ventures Water System NM3500324

*Este informe contiene información importante acerca de su agua potable.
Haga que alguien lo traduzca para usted, o hable con alguien que lo entienda.*

Prepared by: Gordon Miller— Compliance Officer
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State of New Mexico
Environment Department
Compliance & Enforcement Division
Water Protection Compliance & Enforcement Bureau
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RECORD OF INSPECTION



This Sanitary Survey Report fulfills the requirements of New Mexico Administrative Code 20.7.10.100 incorporating 40 Code of Federal Regulations 141.21(d) (ii) (2) and 142.16(o)(2) for completing a State approved survey.

Gordon Miller
Digitally signed by Gordon Miller
Date: 2025.08.25 11:16:07 -06:00
Compliance Officer Signature: _____
Gordon Miller, Compliance Officer
Date: August 25, 2025

INTRODUCTION

A sanitary survey enables the New Mexico Environmental Department Water-Protection Compliance & Enforcement Bureau (NMED WPCEB) to provide a comprehensive review of the components of a water system, to assess the operating condition and adequacy of the water system, and to determine if past recommendations have been implemented effectively. The Sanitary Survey encompasses eight specific elements that are evaluated during the survey. Those eight elements are:

- Source (Protection, Physical Components, and Condition);
- Treatment
- Distribution System
- Finished Water Storage
- Pumps/Pump Facilities and Controls
- Monitoring/Reporting/Data Verification
- Water System Management/Operations
- Operator Compliance with State Requirements

Each element may not be specifically mentioned within this report; however, a significant deficiency or area of concern will be noted if any issues are discovered with any of these eight (8) elements.

The Administrative Contact for Rosa Joint Ventures Water System was given prior notification of the sanitary survey. The preliminary sanitary survey letter provided a list of required records which would be reviewed as part of the sanitary survey as well as a checklist for preparing for the sanitary survey. The letter requested that specific records be provided to the Compliance Officer prior to the sanitary survey.

The sanitary survey was conducted by Gordon Miller Compliance Officer of the NMED WPCEB on April 22, 2025. Also, in attendance was Administrative Contact Ralph Phelps, Jean Phelps, Stacy Kremer and system operator Teresa Stevens.

BACKGROUND

The previous sanitary survey at Rosa Joint Ventures Water System was conducted on November 2, 2022, by Wayne Jeffs. During the previous sanitary survey, four (4) significant deficiencies were cited. All significant deficiencies identified during the previous sanitary survey were corrected.

SYSTEM DESCRIPTION

The Rosa Joint Ventures Water System is a ground water system with an approximate population of 239 with 82 total service connections. The population for Rosa Joint Ventures Water System was calculated in accordance with 20.7.10.9.A NMAC. The Rosa Joint Ventures Water System is classified as a community water system according to the New Mexico Drinking Water Regulations 20.7.10 NMAC. The water system consists of two (2) wells, two (2) storage facilities, one (1) booster pump station, and distribution.

The Rosa Joint Ventures Water System draws water from two (2) wells. The Meadow Well (#00324001) is equipped with a submersible well pump that is manually operated. The Nob Well (#00324004) is equipped with a submersible well pump that is manually operated. Water from both wells flows to the Well House (#00324003) where it combines before flowing to distribution. The Well House (#00324003) piping configuration includes a manifold used by water haulers to deliver water if needed. The system receives hauled water from Mountain Man Water, on an as needed basis. Mountain Man Water (PWS ID: CO0134516) is an active Public Water System in Colorado. Water from the wells is not treated, but water delivered by Mountain Man Water is chlorinated. A pressure gage located in the Well House (#00324003) is the only device used to determine water level in the storage facilities, and the system uses the pressure gage to determine when to operate the well pumps.

A one and one half (1.5) horsepower centrifugal pump in the Well House (#00324004) is used to pump water to the Rosa Meadows side of the distribution system with excess flowing to the Rosa Meadows Tank (#00324006). Water flows by gravity and under pressure from the well pumps from the Well House (#00324003) to the Lake View Heights side of the distribution system with excess filling the Lakeview Heights Tank (#00324005). The Rosa Meadows Tank (#00324006) is an 18,000-gallon welded steel ground tank that floats on distribution and is equipped with an external overflow and separate drain line. The Lakeview Heights Tank (#00324005) is a 37,000-gallon welded steel ground tank that floats on distribution and is equipped with an external overflow and separate drain line.

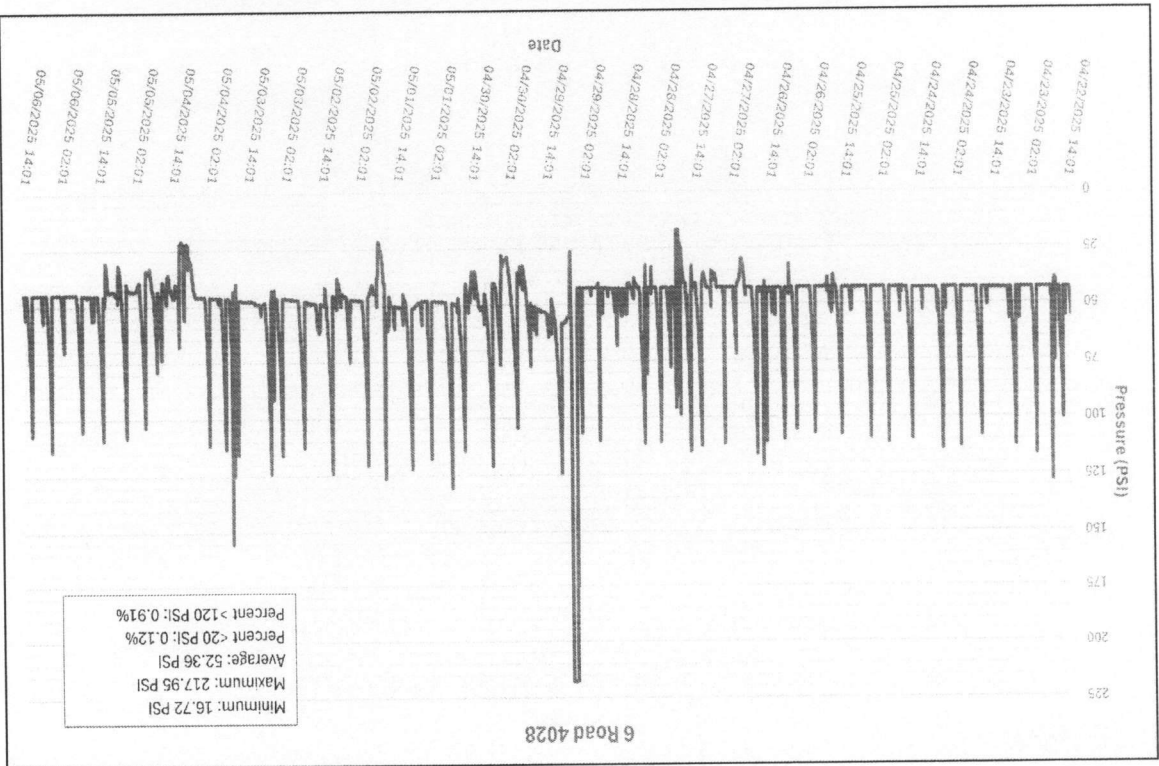
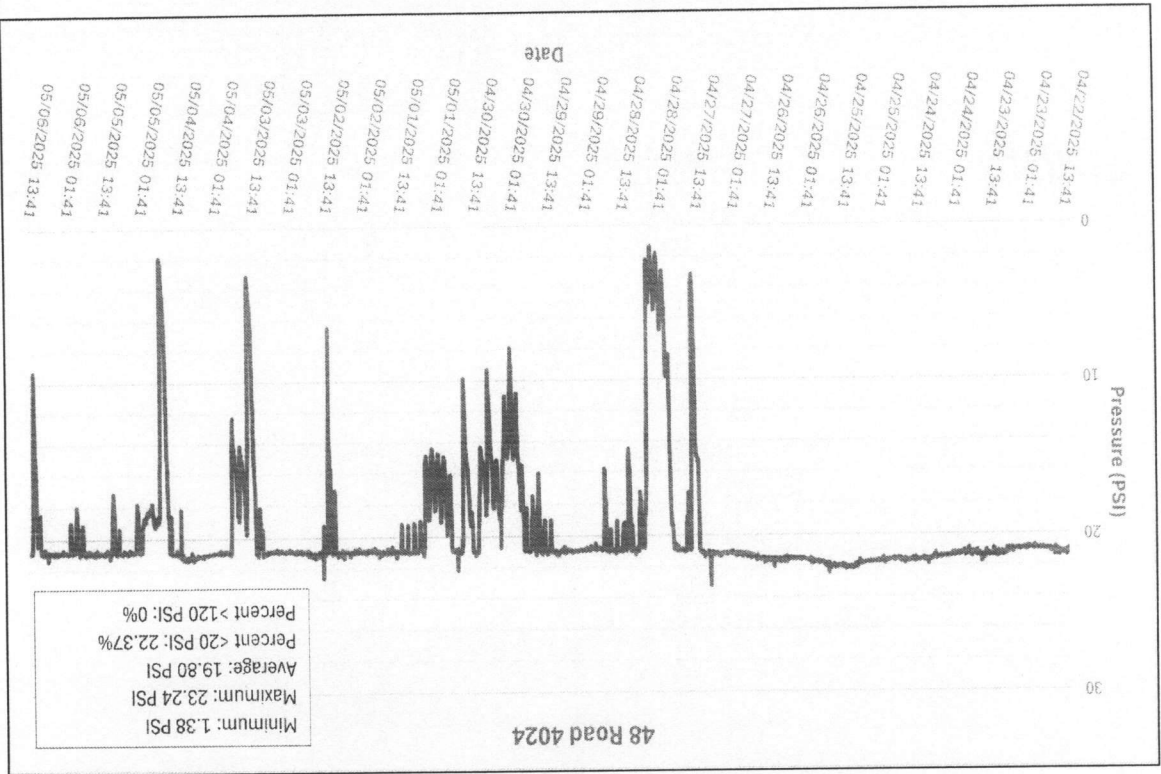
Distribution consists of approximately three and one quarter (3.25) miles of small diameter polyvinyl chloride (PVC) piping. There are no hydrants in distribution and the system does not conduct flushing. There are few valves in distribution, mostly located in the Well House (#00324003) and used to direct the flow of water. The lack of valves makes isolation of sections of pipe difficult when repairs are needed. The Rosa Joint Ventures Water System keeps some spare parts on hand for distribution repairs. Service connections are equipped with mechanical meters.

Meter reading and billing are currently conducted by Sambrito Mutual Domestic Water Consumers Association (MDWCA), an organization formed by residents of the Rosa Joint Ventures Water System service area. Ownership and operation of the system is in the process of being transferred from Rosa Joint Ventures to Sambrito MDWCA, but has stalled with little to no recent progress. Rosa Joint Ventures stated that the production meters for the wells are read regularly and usage is reported to the New Mexico Office of the State Engineer. The system also pays the Water Conservation Fee as required.

FIELD ANALYSIS

During the sanitary survey the following field analysis were conducted, and the results are shown below:

☐ Pressure – Pressure data loggers were deployed at multiple locations throughout the distribution system and left in place for approximately two (2) weeks. 6 Road 4028 is located in the Lakeview Heights side of the distribution system and 48 and 51 Road 4024 are located in the Rosa Meadows side of the distribution system. The results are shown below:



SANITARY SURVEY FINDINGS & CORRECTIVE ACTIONS

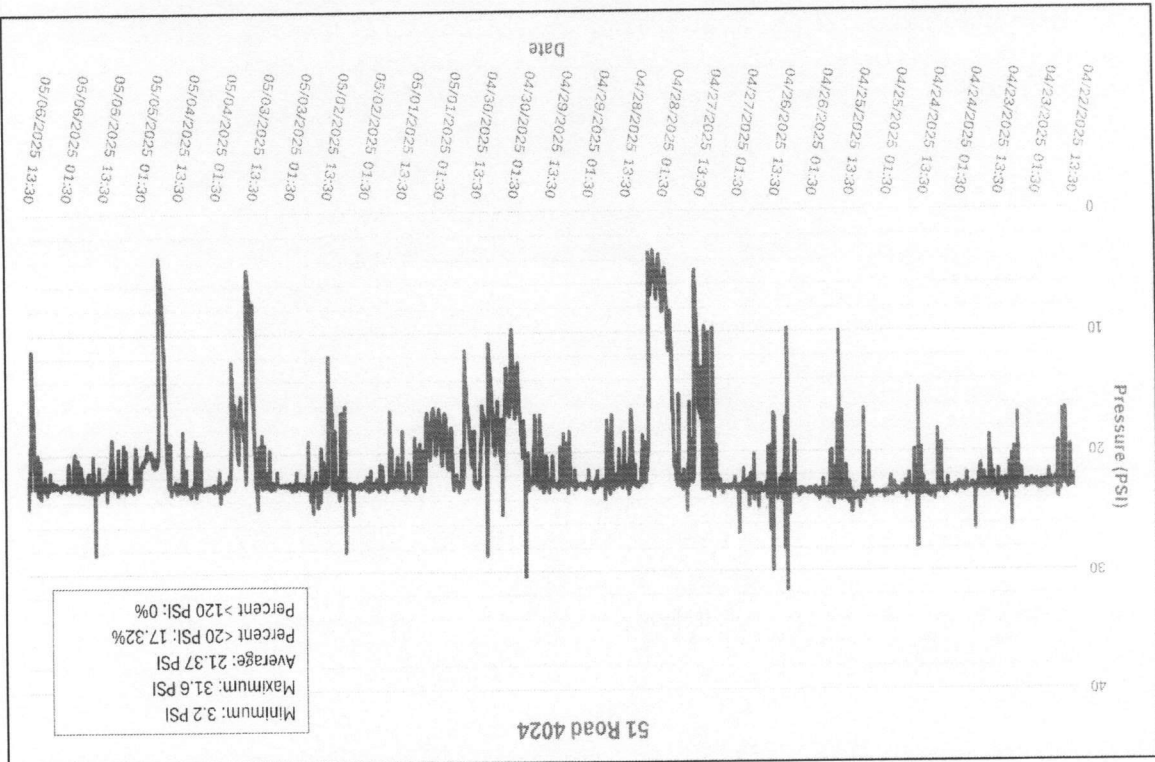
Sanitary surveys serve as a proactive public health measure and can provide important information on a water system's design and operations, can identify minor and significant deficiencies for correction before they become major problems, and can improve overall system compliance.

Significant Deficiencies:

A significant deficiency is defined as any deficiency that is causing or has the potential to cause a threat to public health [New Mexico Administrative Code (NMAC) 20.7.10.100 incorporating 40 Code of Federal Regulations (CFR) §141.403(a)(4) or § 141.723(b)]. Public Water Systems are required to take corrective action for all significant deficiencies found during the sanitary survey. Corrective actions taken by the public water system must be acceptable to the WPCB.

Eight (8) significant deficiencies were identified at the Rosa Joint Ventures Water System during the sanitary survey. Those significant deficiencies are noted in the attached Significant Deficiency Summary page.

- ☐ Total Source Production – not measured.
- ☐ Chlorine Residual – not measured, system does not chlorinate.
- ☐ Turbidity – not measured.



Corrective Action Plans and Corrective Action:

Rosa Joint Ventures Water System must submit a written Corrective Action Plan to WPCB within 30 days of the sanitary survey cover letter date and take corrective action for any significant deficiencies found during the sanitary survey no later than 120 days after the sanitary survey cover letter date, or be in compliance with a WPCB-approved schedule and plan for correcting these deficiencies [NMAC 20.7.10.100 incorporating 40 CFR §141.403(a)(4) and §141.403(a)(5)(i)-(iii)].

Rosa Joint Ventures Water System will be held to the above due dates unless an alternate schedule is requested as part of the Corrective Action Plan.

CONCLUSION

The sanitary survey site visit for the Rosa Joint Ventures Water System was completed on April 22, 2025.

Failure to submit a Corrective Action Plan or take corrective action for any significant deficiencies identified during the sanitary survey and noted in the attached Significant Deficiency Summary page will result in treatment technique violations as per [NMAC 20.7.10.100 incorporating 40 CFR Part 141 Subpart S] for ground water systems systems.

If you have any questions or need additional clarification concerning this report, please contact me at 505-258-3203 or by e-mail at gordon.miller@env.nm.gov.

Significant Deficiency Summary

Significant Deficiencies:

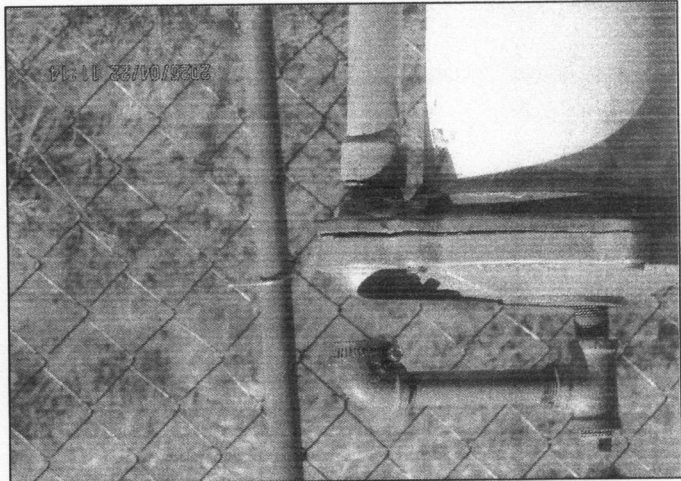
A significant deficiency is defined as any deficiency that is causing or has the potential to cause a threat to public health [New Mexico Administrative Code (NMAC) 20.7.10.100 incorporating 40 Code of Federal Regulations (CFR) §141.403(a)(4) or § 141.723(b)].

1. Significant Deficiency Code: 001L – Well head not properly sealed.

Regulatory Citation: 20.7.10.400.C NMAC

Significant Deficiency Description: On the day of the sanitary survey, it was observed that the electrical conduit was cracked and the sanitary well seal on the Meadow Well (#00324001) did not form a complete seal. The sanitary well seal appeared to have been sealed with caulk at one point, but the seal failed. An improperly sealed well head can allow non-potable water, insects, or vermin into the well and potentially contaminate the well and aquifer.

Photographic Documentation:



Required Corrective Action Plan: The Rosa Joint Ventures Water System must submit a written Corrective Action Plan to WPCB within 30 days of the sanitary survey cover letter date.

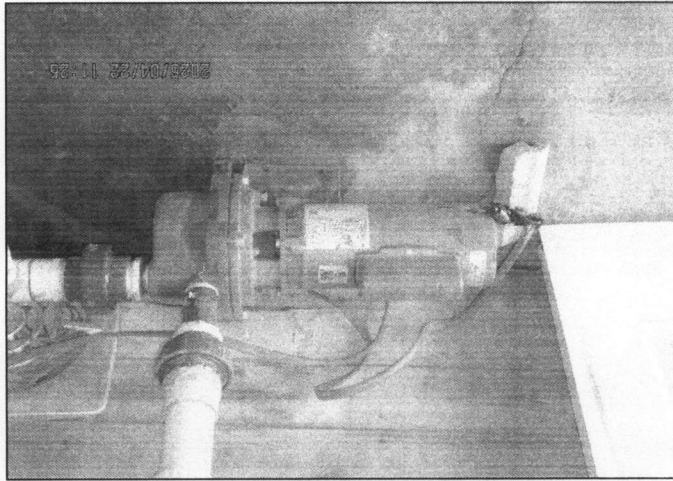
Required Corrective Action: The Rosa Joint Ventures Water System must submit photographs acceptable to WPCFB indicating that the sanitary well seal for the Meadow Well is equipped with a gasket and all bolts are tightened forming a complete seal or that the well head has been otherwise appropriately sealed. The Rosa Joint Ventures Water System must also submit photographs acceptable to WPCFB indicating that the electrical conduit for the Meadow Well is completely sealed.

2. Significant Deficiency Code: 006L – Pump controls not secured from the elements.

Regulatory Citation: 20.7.10.100 NMAC incorporating 40 CFR 141.403(a)(4)

Significant Deficiency Description: On the day of the sanitary survey, the wiring for the booster pump located in the Well House (#00324003) was observed to be exposed and lacking proper insulation. The system has a history of pump failures at this location and does not have a backup pump for redundancy. This pump is critical to maintaining adequate pressure in the Rosa Meadows side of distribution.

Photographic Documentation:



Required Corrective Action Plan: The Rosa Joint Ventures Water System must submit a written Corrective Action Plan to WPCFB within 30 days of the sanitary survey cover letter date.

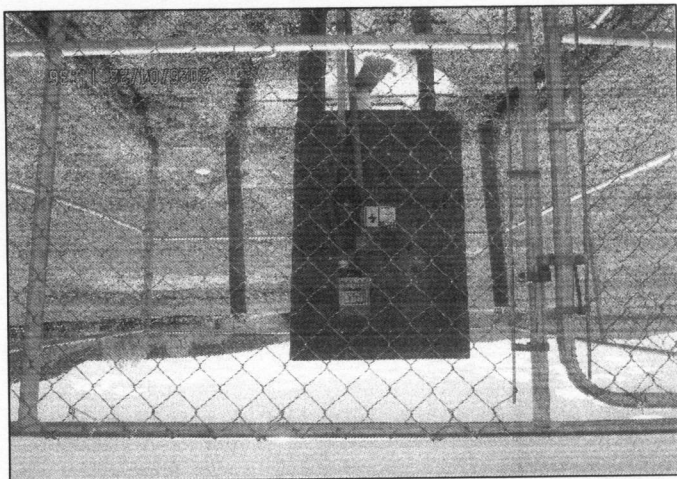
Required Corrective Action: The Rosa Joint Ventures Water System must submit a photograph acceptable to WPCFB indicating that the wiring for the booster pump in the Well House (#00324003) has been properly secured from the elements and that there is no exposed wiring.

3. Significant Deficiency Code: 001D – Inoperable controls at source facility.

Regulatory Citation: 20.7.10.100 NMAC incorporating 40 CFR 141.403(a)(4)

Significant Deficiency Description: On the day of the sanitary survey, it was observed that an electrical capacitor in the pump controls for the Nob Well (#00324004) had failed and the well was out of service.

Photographic Documentation:



Required Corrective Action Plan: The Rosa Joint Ventures Water System must submit a written Corrective Action Plan to WPCCB within 30 days of the sanitary survey cover letter date.

Required Corrective Action: The Rosa Joint Ventures Water System must submit a photograph or other documentation acceptable to WPCCB indicating that the electrical capacitor has been replaced in the pump controls for the Nob Well (#00324004) and the well is operational.

4. **Significant Deficiency Code: 006P – Inadequate pressure in distribution.**

Regulatory Citation: 20.7.10.100 NMAC incorporating 40 CFR 141.63(e)(3)

Significant Deficiency Description: Pressure data measured between April 22, 2025 and May 6, 2025 indicate that pressure in the Rosa Meadows side of distribution is inadequate. A summary of pressure data measured over the approximately two (2) week period of time is shown in table below:

6 Road 4028	48 Road 4024	51 Road 4024
Minimum	16.72 PSI	1.38 PSI
Maximum	217.95 PSI	23.24 PSI
Average	52.36 PSI	19.80 PSI
Percent <20 PSI	0.12%	22.37%
Percent >120 PSI	0.91%	0%

Over an approximately two (2) week period of time collecting a data point every five (5) minutes, 22.37 percent and 17.32 percent of measurements were under twenty (20) psi pressure in the Rosa Meadows side of distribution. Minimums measured at the respective locations were 1.38 PSI and 3.20 PSI, far below what is considered adequate pressure in a Public Water System distribution system. Averages of 19.80 PSI and 21.37 PSI respectively indicate that typical pressure is on the low end of what is considered adequate. Graphs of the entire data set collected can be seen in the Field Analysis section of this sanitary survey report.

Lack of storage facility water level indicators, manual operation of well and booster pumps, and relatively low production rates from the wells contribute to frequent low pressures in distribution.

Inadequate pressure in distribution increases the likelihood of backflow into the distribution system and potential for contamination.

Required Corrective Action Plan: The Rosa Joint Ventures Water System must submit a written Corrective Action Plan to WPCFB within 30 days of the sanitary survey cover letter date.

Required Corrective Action: The Rosa Joint Ventures Water System must submit documentation acceptable to WPCFB indicating that adequate pressure is regularly being provided in distribution.

5-6. Significant Deficiency Code: 003X – No water level indicator for storage facility.

Regulatory Citation: 20.7.10.100 NMAC incorporating 40 CFR 141.403(a)(4)

Significant Deficiency Description:

5. On the day of the sanitary survey, it was observed that the Lakeview Heights Tank (#00324005) is not equipped with a water level indicator. The system uses a pressure gage in the Well House to estimate water level in the storage facility. The current system of measurement is inadequate and leads to inaccurate measurement of storage facility water level.

6. On the day of the sanitary survey, it was observed that the Rosa Meadows Tank (#00324006) is not equipped with a water level indicator. The system uses a pressure gage in the Well House to estimate water level in the storage facility. The current system of measurement is inadequate and leads to inaccurate measurement of storage facility water level.

Required Corrective Action Plan: The Rosa Joint Ventures Water System must submit a written Corrective Action Plan to WPCFB within 30 days of the sanitary survey cover letter date.

Required Corrective Action: The Rosa Joint Ventures Water System must submit photographs or other documentation acceptable to WPCFB, indicating that Lakeview Heights Tank (#00324005) and Rosa Meadows Tank (#00324006) have been equipped with water level indicators.

7-8. Significant Deficiency Code: 006M – No recent storage tank inspection.

Regulatory Citation: 20.7.10.100 NMAC incorporating 40 CFR 141.63(e)(3)

Significant Deficiency Description:

7. On the day of the sanitary survey, it was observed that the Lakeview Heights Tank (#00324005) has not been inspected within the past three (3) to five (5) years.

8. On the day of the sanitary survey, it was observed that the Rosa Meadows Tank (#00324006) has not been inspected within the past three (3) to five (5) years.

Required Corrective Action Plan: The Rosa Joint Ventures Water System must submit a written Corrective Action Plan to WPCFB within 30 days of the sanitary survey cover letter date.

Required Corrective Action: The Rosa Joint Ventures Water System must submit documentation acceptable to WPCFB, indicating that Lakeview Heights Tank (#00324005) and Rosa Meadows Tank (#00324006) have been inspected.

Notes and Recommendations Summary

Notes and Recommendations are defined as any issue which in the estimation of the WPCB, is not currently significant enough to be considered as a Significant Deficiency, however, the issue should be further investigated or addressed by the water system so as to not negatively contribute to the poor operations, management, or adequacy of the water system. Recommendations may be escalated to significant deficiencies if they are not addressed before the next sanitary survey.

The following Notes & Recommendations were identified at the Rosa Joint Ventures Water System during the survey.

1. **Notes & Recommendations:** Several of the facilities at the Rosa Joint Ventures Water System could use additional housekeeping. The concrete well pads at both the Meadow Well (#00324001) and the Nob Well (#00324004) were observed to have vegetation growing over them. The Lakeview Heights Tank (#00324005) and Rosa Meadows Tank (#00324006) have minor vegetation growing around the foundations. An infrequently used valve in the Well House (#00324003) was observed to be leaking during the sanitary survey. Facilities that are left unkempt for extended periods of time are more likely to fail or encounter operational issues leading to water outage or contamination.

Recommended Action: The Rosa Joint Ventures Water System should incorporate housekeeping items into the routine maintenance of system facilities. Vegetation surrounding wells and storage facilities should be cleared regularly and leaking valves should be repaired or replaced.

2. **Notes & Recommendations:** The Rosa Joint Ventures Water System has very few valves in distribution and no hydrants. The lack of valves makes isolating parts of distribution for repair difficult. The lack of hydrants makes flushing difficult if not impossible.

Recommended Action: The Rosa Joint Ventures Water System should consider installing valves at strategic locations throughout distribution to facilitate isolation of sections of pipeline for repair. The system should also consider installing hydrants in distribution to provide locations for flushing and maintaining water quality.



Sanitary Survey Corrective Action Plan (CAP)

Ground water systems must submit a CAP within 30 days of issuance of the sanitary survey report.

PWSS Name	Rosa Joint Ventures Water System
PWSS ID	NM3500324
Sanitary Survey Date:	April 22, 2025
Date report was issued:	August 25, 2025

Deficiency Listing– Shaded Section is to be filled out by water system representative

Deficiency Code	Description	Choose one and fill in date:	
		Date Deficiency was addressed	Expected date of completion
001L	Well head no properly sealed, Meadow Well (#0032401)		
006L	Pump controls not secured from the elements, Well House (#00324003)		
001D	Inoperable controls at source facility, Nob Well (#00324004)		
006P	Inadequate pressure in distribution		
003X	No water level indicator, Lakeview Heights Tank (#00324005)		
003X	No water level indicator, Rosa Meadows Tank (#00324006)		
006M	No recent storage tank inspection, Lakeview Heights Tank (#00324005)		
006M	No recent storage tank inspection, Rosa Meadows Tank (#00324006)		
Comments:			

If a deficiency has been addressed, submit documentation to the compliance staff listed below.

Submit this form to:

Gordon Miller at gordon.miller@env.nm.gov

Corrective Action Plan submitted by:	Printed Name	Date
Signature		



NMED - Drinking Water Bureau

System Schematic

Rosa Joint Ventures

NM3500324

