

Pete Black



February 8, 1994

Dwain Watson
Colorado Department of Health
222 S. 6th St. Room 232
Grand Junction, CO 81501

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Re: Valle Vista Sewer

Dear Dwain:

We understand that as a part of the approval process for the Valle Vista sewer line you need a statement regarding the capacity of the Persigo Wastewater Treatment Plant. Although the City and County are co-owners of the Persigo plant, the County has neither the authority nor expertise to make a statement regarding the capacity of the plant. The City of Grand Junction's authority as co-owner and manager of the system as agreed upon by Mesa County, is clearly stated in the 1980 City-County agreement.

The Persigo Wastewater Treatment Plant has a current design capacity of 12.5 mgd and is presently operating at 6.9 mgd. Although the initial flow from the 131 units in the Valle Vista subdivision will be quite low (.035 mgd), the estimated flow from the build-out of the area identified on the attached drawing V-1 is significantly higher.

We understand that the Colorado Department of Health has approved only the area shown in drawing V-1 as an addition to the Grand Junction 201 Sewer Service Area. Our calculations show this area to be approximately 960 acres which will produce an ultimate flow of 0.50 mgd at build-out of 2 units per acre. The City's objection at the Mesa County hearing was that the County has no adopted land use plan for this area that shows a need for sanitary sewers.

The HDR Basin Study, completed in February, 1993 examined the entire 201 area and projected flows based on existing use and build-out to existing zoning. The anticipated ultimate flows from development within the 201 are as follows:

CURRENT PLANNED CAPACITY

Existing Plant Capacity	12.5 mgd
Current Use	<u>-6.9</u> mgd
Current Unused Capacity	5.6 mgd
Projected Flow at Current Zoning Build-Out	-18.3 mgd
Project Flow for Clifton #1 & #2	<u>-2.1</u> mgd
Additional Plant Capacity Necessary	14.8 mgd
Planned Plant Expansion	<u>12.5</u> mgd
Current Shortfall	-2.3 mgd

CAPACITY SHORTFALL WITH ORCHARD MESA INCLUSION

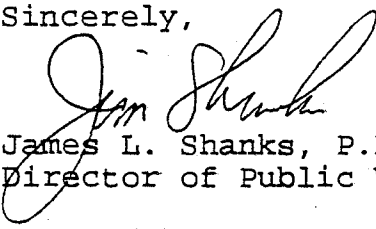
Existing Planned Capacity	25.0 mgd
Projected Flow at Current Zoning Build-Out	-27.3 mgd
Current Shortfall	-2.3 mgd
Projected Flow from Area V-1	-0.5 mgd
Projected Flow from Area North of Area V-1	-1.25 mgd
 TOTAL SHORTFALL	 -4.05 mgd

The additional 0.5 mgd anticipated flow from Area V-1 and the 1.25 mgd from the remainder of land in the 201 Planning area north of Area V-1 are not planned to be accommodated by the Persigo Plant. The projected ultimate flow from these areas nearly doubles the projected capacity shortfall. The flow could be accommodated if Mesa County would rezone property on the Redlands to match their land use plan. Our flow assumptions are based on zoning since that is what can be legally developed.

The plant design could be modified to increase the capacity to treat the 1.75 mgd of flow which will ultimately be produced by the full development of Orchard Mesa. However, this alternative could cost as much as \$4 million more than has ever been contemplated. Such a plant expansion and how it would be financed has not received conceptual approval by the governing bodies.

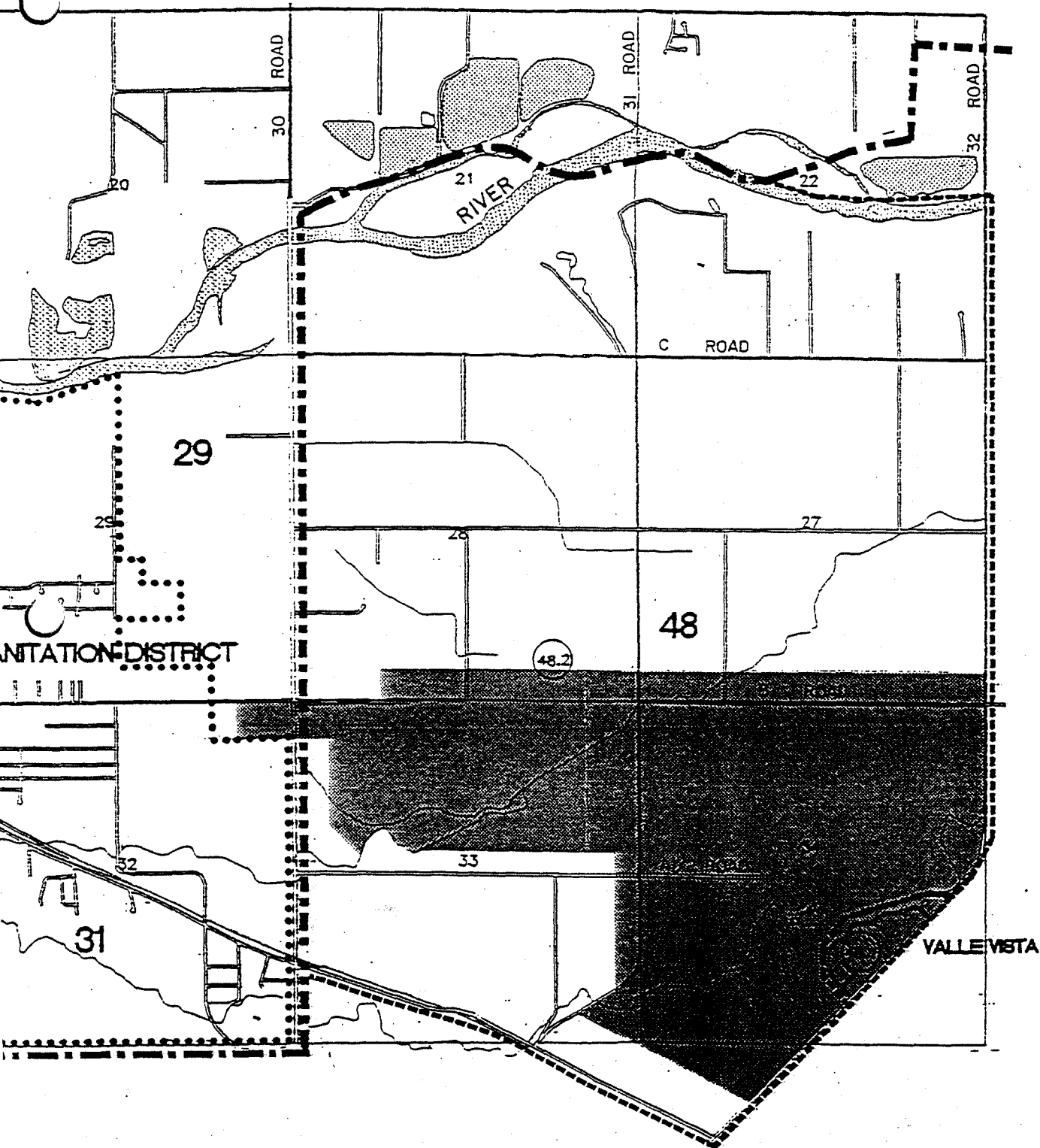
The City has not objected to providing sanitary sewer service to Valle Vista subdivision. We strongly object to the inclusion of another 1.5 square miles of land into the sewer service area and an additional 3 square miles into the planning area. I hope that this letter clarifies the City's position regarding plant capacity and service to areas beyond Valle Vista.

Sincerely,


James L. Shanks, P.E.
Director of Public Works & Utilities

xc: City Council
Mesa County Commissioners

file:vvista6



WASTEWATER PLAN FOR VALLE VISTA SUBDIVISION
 SERVICE AREA FOR ALTERNATIVE B-1

McLaughlin Water Engineers, Ltd. Feb. 1993 92.025.01p

DRAWING V-1