

February 2008

Next Meeting Date: February 20, 2008

Meeting Time: 6:30 p.m.

Meeting Place: Beaver Creek Adult Center

February 14, 2008 - Revised February 23, 2008

Report on the Red Rocks Development Meeting of February 5, 2008, concerning Community Awareness of their Waste Water Treatment Land Use Permit Application.

Representing Red Rocks Development LLC, et al.

Yves Fedrigault	Principal
Jonathan Friedman	Manager
Dwight Zemp	Water Treatment Expert
Connie Dedrick	Presenter
Peter Hill	Owner, BC Golf Course

A brief history

Red Rocks Development is the owner of 245 of the 345 lots commonly known as Indian Lakes Amended, which was platted in 1967. This has become known as a subdivision. Red Rocks intends to develop this land for homes. The 2006 proposal to handle wastewater by deep injection into the aquifer (recharge well) was denied by the Board of Supervisors (BOS). This is an alternate proposal. An agreement between Red Rocks and Mr. Peter Hill has been reached whereby BC Golf course can use all the effluent from waste water treatment to supplement irrigation of the course. Currently, all the irrigation water for the course comes from Beaver Creek through the Golf courses' surface water rights. In Phase 1 it is projected the effluent would account for 10% of the Golf courses' usage.

Technicalities

- **The Waste Water Plant**

Proposed is approximately 5000 square feet of land devoted to a treatment plant. The plant is below grade with a 2750 square foot building to support storage of residual solids and auxiliary equipment. The plant is ultimately sized to support 85,000 gallons of effluent daily and in Phase 1 will produce an estimated 45,000 gallons. The effluent produced will be classified A+, the highest level of effluent cleanliness, with Biological Oxygen Demand (BOD) of 10. As comparison, a septic tank produces a BOD of 50-100 in its effluent. The plant will also produce solids, about 100 pounds a day during phase 1. These are bagged, stored and proposed to be tractor trailored out once or twice a year. After an additional year of storage these solids can be used as low nutrient mulch.

The plant is automated, and has failure alarms. The underground process is under negative air pressure and air is filtered through activated charcoal to mitigate odors. Noise is said to be minimized. The plant will be landscaped to minimize visual impact

- **The Transition to the Golf course**

Proposed is a 3 to 4 inch buried pipe via County right of way and on the course itself. The exact route is not known, but, as shown, it travels north via Rimrock Avenue to Montezuma Avenue then mostly on the Golf course ([see map on last page](#)). Red Rocks appears to look to BC Golf Course to finalize the routing. The effluent will be pumped to the pond which BC Golf course currently uses for irrigation. This is located on Montezuma Avenue approximately ¼ mile north of the Clubhouse. No upgrade to the pond was mentioned. A continuation of trench and pipe for about 1/8th of a mile northeast of the pond is proposed for a possible future pond. It was pointed out the effluent pipe and the wastewater plant are not close to Beaver Creek, although there are existing septic systems which are in close proximity to the creek.

- **Transportation Impact**

For the plant itself, most maintenance will be handled by workers using a ½ ton pickup truck. Deliveries of chemicals etc. will be via delivery truck (like UPS). Once or twice a year a tractor trailer will remove bagged solids. During construction the plant will be built in modules offsite and trucked in. This is said to minimize construction traffic. Once under construction, the facility will take 4 to 6 weeks to complete. Eventually, there will be additional traffic through Lake Montezuma due to the 245 new homes.

- **Legalities & Timetable**

Use permits are granted in perpetuity. The waste treatment plant is subject to tests every 5 years. Requested, is BCRC's support for Red Rocks moving forward with its Land Use Permit submission (zoning). Red Rocks is currently waiting for county / community comments, then a hearing with the Yavapai County P&Z Commission, then a hearing with the BOS. If the permit is approved the waste treatment plant design then must be approved by the Arizona Department of Environmental Quality (ADEQ) for consistency with the master plan for the area. If the facility is not allowed then there will be a process in which the facility will be added to the master plan which will extend the original 16 to 18 month approval process. No specific start or end date was given.

[Some Community Input](#) 

[Site Plan](#) 