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July 22, 2025

Payette Lakes Recreational Water and Sewer District
201 Jacob Street
McCall, ID 83638

RE: Pine Creek Ranch Annexation Request Questions

Dear PLRWSD Board and Staff Members,

I am providing the following information in reference to the recent Pine Creek Ranch annexation request. This information is in addition to the IR-25-01 (Pine Creek Ranch) Technical Memorandum (dated 4/30/2025), which outlined gravity sewer capacity items for the entire development.

The following information only pertains to the portion of the Pine Creek Development (90-acre parcel) that is outside the existing PLRWSD boundary, which includes about 57% of the 634 proposed sewer connections (EDUs) for the development, or 362 EDU.

1) Master Plan

- a) The PLRWSD Master Plan was recently completed, and the process included a review of the planning boundary. The Board decided to maintain the existing district boundary while they focus on the numerous compliance, condition, and capacity issues within the existing system. The subject 90-acre parcel was not included in the buildout planning boundary.
- b) The reuse storage pond capacity was discussed in the Master Plan and at numerous Board meetings. The primary concern is that eventually the facility will need to discharge in the winter due to excessive flow. The best case is to reduce this risk by addressing I&I and condition issues within the existing system. The District has not used the emergency discharge IPDES permit since the pond was constructed and there is an expressed desire to not use it in the future, if it can be avoided. It will take time to search for land for a future second pond, so that expanded capacity can be prioritized in future planning efforts.

2) Lift Station 25

- a) Proposed connections to the historic District sewer system will flow through a portion of the gravity system and directly to Lift Station 25.
- b) The new connections are estimated to increase peak hour sewer flow by 102 gallons per minute (gpm) at Lift Station 25.
- c) Lift Station 25 has a current flow capacity of 900 gpm, which includes 95 gpm of excess capacity, that is reserved for growth within the East side of the District system.
- d) The proposed development would consume the reserve capacity and exceed the lift station capacity.
 - i) We recommend upsizing the pumps to a capacity of 1,200 gpm.
 - ii) Lift stations generally remain compliant with State of Idaho regulations at the time of original design/construction as long as there are no material modifications. Upsizing the pump capacity is considered a material modification and LS 25 will have to meet all current regulations to upgrade it.
 - (1) Current emergency storage regulations are not met by LS 25. The best way to address this is with an emergency generator. The District has a dated generator nearby that serves LS 50. The most efficient solution for the District is to upsize the nearby generator to serve LS 50 and LS 25, and hopefully locate the new generator in the existing building.
 - (2) Providing a generator would eliminate the need to replace or expand the volume of LS 25 wet well. The existing wet well is adequate for the 1,200 gpm pumps with regards to the operating volume and pump starts-per-hour, assuming a generator is provided.

3) New Lift Stations

- a) Wet Pit/Dry Pit
 - i) The District staff will provide an explanation of why they are going to wet pit/dry pit stations.
 - ii) The District has chosen to update their standard specifications to require wet pit/dry pit style stations for all stations, with a potential exception for extremely small (serving a few homes) grinder stations.
 - iii) The standard specification update is underway and should be completed within the next month.

4) Phosphorus Offset Costs

- a) The estimate we provided for phosphorus offset is based on the following assumptions. The environmental offset project is not for sure and there is still a lot of coordination with DEQ before we have a clear answer on what will be required. The intent of this item is to quantify the increased size and cost of the offset project caused by annexation of a new area.
 - i) The environmental offset project will cost approximately \$3.54M to construct.
 - ii) The existing system serves 5,300 EDUs.
 - iii) The cost per EDU is $\$3.54\text{M} / 5,300 \text{ EDUs} = \667 .
 - iv) The annexation request area includes 362 EDUs, which is different than the 360 assumed prior.
 - v) The estimated increase to the environmental offset project cost for the annexed area is
 - (1) $\$667/\text{EDU} \times 362 \text{ EDU} = \$241,454$

We recommend updating the development requirements to reflect this information, where needed, and let us know if you need any additional information.

Sincerely,



David Watkins, P.E., Area Manager
J-U-B ENGINEERS, Inc.