

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LAHONTAN REGION

RESOLUTION R6T-2003-0010

**BOOTH CREEK SKI HOLDINGS/TRIMONT LAND COMPANY, SCHAFFER'S CAMP
RESTAURANT EXEMPTION TO A WASTE DISCHARGE PROHIBITION
CONTAINED IN THE WATER QUALITY CONTROL PLAN FOR THE
LAHONTAN REGION**

WHEREAS, the California Water Quality Control Board, Lahontan Region finds:

1. On January 30, 2002, Booth Creek Ski Holdings/Trimont Land Company (hereinafter referred to as Discharger) submitted an incomplete Report of Waste Discharge to the Regional Water Quality Control Board, Lahontan Region (Regional Board) for the Schaffer's Camp Restaurant Septic System Project (hereinafter referred to as the Project). The Report of Waste Discharge was determined to be complete upon the submittal of the missing information on September 24, 2002.
2. The project consists of the construction of an 11,625-gallon septic tank, a 5,000-gallon dosing/pump station tank, and a pressurized leachfield associated with a new 280-seat restaurant (130 outside, 114 inside, 36 at the bar). The construction of the restaurant, associated ski runs, and grading associated with the septic system installation will be permitted separately through Order No. 99-08-DWQ, National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction Activity (General Permit). The parcel will be served by an on-site domestic ground water well located approximately 2,400 feet horizontally east, and in a separate watershed, from the proposed septic system.
3. The closest sewage collection line is more than one mile from the project site. However, the Discharger has agreed to connect to the closest sewage collection line as soon as reasonably possible after it receives "will serve" letters and all other required permits and approvals for a sewer connection (assuming adequate plant capacity), or as soon as reasonably possible following a court order authorizing sewer service for Schaffer's Camp Restaurant.
4. The project is located on the Northstar-at-Tahoe ski mountain at an elevation of 7,912 feet in Section 7, T16, 17E and approximately one mile east of Martis Creek, Placer County Assessor Parcel Number (APN) 110-050-023. The project is contained in the portion of the Truckee River Watershed above its confluence with the Boca Reservoir outlet. The project area is shown in Attachments "A" and "B", which are made a part of this Resolution.
5. The Regional Board revised the *Water Quality Control Plan for the Lahontan Region* (Basin Plan) on March 31, 1995 pursuant to Section 13243 of the California Water Code.

6. The Basin Plan prohibits the discharge of domestic wastewater to individual facilities such as septic tank/leachfield systems for any subdivision that: (1) did not discharge prior to October 16, 1980, and (2) is in an area where the underlying ground waters are tributary to the Truckee River or any of its tributaries above the confluence of the Boca Reservoir outlet and the Truckee River.
7. The Basin Plan allows an exemption to the prohibition whenever the Regional Board finds that, "...operation of individual domestic wastewater facilities in a particular area will not individually or collectively, directly or indirectly affect water quality."
8. The Project is proposed to be located on a parcel that is currently 1034 acres. The Project is proposed to be located in the 61-acre portion of this parcel that is westward draining. The Discharger is considering adjusting a parcel boundary line with an adjacent parcel (APN 110-050-017) to reduce the size of the existing 1034-acre parcel. The Discharger has agreed to ensure that no future on-site waste discharges will be allowed on the combined parcels above the minimum required density of one equivalent dwelling unit per 3 acres.
9. The Project proposes a 280-seat restaurant, (130 outside, 114 inside, and 36 at the bar). Based upon a 280-seat restaurant, 1.5 customers per seat per day, 10 gallons of wastewater created per customer per day, wastewater flow is estimated at 4,200 gallons per day. This flow equates to approximately 17 equivalent dwelling units (EDUs) based upon 250 gallons per day per EDU.
10. On March 12, 1981 the Regional Board adopted Board Order No. 6-81-7, "Variance to Prohibition of New Septic Tank Subdivisions in the Truckee River Hydrologic Unit." This Order is included in the Basin Plan in its entirety. The Regional Board may grant a variance to the prohibition for non-residential developments only when the following criteria are satisfied:
 - a. *A civil engineer registered by, or an engineering geologist certified by, the State of California provides data which substantiates that criteria for waste disposal from land developments specified in the Basin Plan can be met on all proposed lots or that proposed specially designed on-site wastewater systems will protect water quality.*

On January 28, 2002, Marvin E. Davis, of Marvin Davis and Associates and a California registered professional engineer, Certification No. C64124, prepared onsite sewage disposal site evaluation reports for the subject parcels. On December 9, 2002, Marvin Davis and Associates submitted Mass Balance Calculations and a Preliminary Operation, Maintenance and Monitoring Program. The proposed onsite disposal system meets the standard criteria for onsite waste disposal. The standard criteria establishes maximum building density; minimum distances to wells, surface waters, and property boundaries; acceptable percolation rates; depths to impervious layers; minimum depth to high ground water; and maximum ground slope.

- b. *No proposed division of land for development where the average lot size is less than 2½ acres (gross acreage) shall be exempt from the prohibition except where the Regional*

Board determines that a variance shall be granted because temporary, short-term use of onsite systems is proposed.

The average equivalent lot size for each EDU is approximately 3.6 acres of the westward-draining portion of the parcel (61 acres).

- c. *Proposed land divisions where a point total of ten or more can be demonstrated may be granted a variance to the prohibition. A point system is established in Board Order No. 6-81-7.*

A total of 12 points are demonstrated. The current project consists of 17 EDUs over the 61 westward-draining acres, greater than 3 acres per EDU (4 points). The distance of the nearest land division boundary to an existing/proposed sewerage facility is greater than one mile (3 points). The number of total single family dwelling equivalents is less than 51 (2 points). The shortest distance of the effluent surface water entrance area upstream from the critical section of the Truckee River between Martis Creek and Prosser Creek is greater than six miles (3 points).

11. The Placer County Planning Department adopted a Mitigated Negative Declaration for the project on September 26, 2002, in accordance with the California Environmental Quality Act.
12. The Regional Board heard and considered all public comments on this matter at a public meeting and determined that the project meets the exemption criteria for the following reasons:
 - a. A California Registered civil engineer provided data reviewed by Regional Board staff which substantiates that the Basin Plan criteria for waste disposal can be met by the project.
 - b. The project results in a total of 17 EDUs on 61 westward-draining acres parcel (3.6 acres per EDU).
 - c. The 10-point minimum required by the point system established by Regional Board Order No. 6-81-7 is satisfied by the project.

THEREFORE BE IT RESOLVED THAT:

1. The criteria established for exemptions to the Basin Plan prohibitions stated in Finding No. 10 above will be met for the Schaffer's Camp Restaurant Project.
2. The Regional Board grants an exemption to the Basin Plan prohibition stated in Finding No. 6 for the Schaffer's Camp Restaurant Project provided that the following item is completed:

The Discharger must submit to the Regional Board Executive Officer for approval a ground water monitoring plan.

3. The Regional Board may revoke this exemption if ground water monitoring data indicate that the septic system is adversely impacting ground water quality for designated beneficial uses.

I, Harold J. Singer, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution adopted by the California Regional Water Quality Control Board, Lahontan Region, on January 8, 2003.

HAROLD J. SINGER
EXECUTIVE OFFICER

Attachments: A. Project Vicinity Map
B. Project Parcel Map

RM/cgT: Northstar-At-Tahoe Schaffer's Camp Resolution
[Pending/Placer County/Northstar-at-Tahoe Schaffer's Camp Restaurant