Central Valley Regional Water Quality Control Board

26 March 2026

Matthew Mering
WH Yosemite, L.L.C.
222 S. Riverside Plaza, 20th Floor
Chicago, IL 60606

CERTIFIED MAIL
9589 0710 5270 1470 8208 05

NOTICE OF APPLICABILITY (NOA); STATE WATER RESOURCES CONTROL BOARD ORDER WQ 2014-0153-DWQ; GENERAL WASTE DISCHARGE REQUIREMENTS FOR SMALL DOMESTIC WASTEWATER TREATMENT SYSTEMS; WH YOSEMITE, L.L.C.; OUTBOUND AT OAKHURST ONSITE WASTEWATER TREATMENT FACILITY, MADERA COUNTY

On 3 March 2025, Central Valley Regional Water Quality Control Board (Central Valley Water Board) staff (Staff) received a Report of Waste Discharge (RWD) prepared by DCA Consulting and YCG Civil Engineering on behalf of WH Yosemite, L.L.C. (Discharger). The RWD was submitted for a proposed Outbound at Oakhurst Onsite Wastewater Treatment Facility (Facility) to serve a planned resort in Oakhurst, Madera County. The RWD was prepared pursuant to State Water Resources Control Board (State Water Board) Water Quality Order 2014-0153-DWQ, *General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems* (General Order). The March 2025 RWD was stamped and signed by Yushin Imura (RCE 83096) and David C. Annis (PG 9444). A Form 200 was submitted along with the March RWD that was signed by Matthew Mering, Executive Vice President of WH Yosemite JV, LLC.

Staff reviewed the March 2025 RWD and responded with a 2 April 2025 review letter and memorandum requesting additional information be submitted to complete the RWD. The Discharger submitted an updated RWD on 23 July 2025, which was again signed and stamped by Yushin Imura and David C. Annis.

Based on the information provided, the proposed Facility will treat and dispose less than 100,000 gallons of domestic wastewater per day and is therefore eligible for coverage under the General Order. This letter serves as formal notice that the General Order is applicable to your system and the wastewater discharge described in the July 2025 RWD. You are hereby assigned enrollee number **2014-0153-DWQ-R5434** for your system.

You should familiarize yourself with the entire General Order and its attachments enclosed with this letter, which describe mandatory discharge and monitoring requirements. Sampling, monitoring, and reporting requirements applicable to your treatment and disposal methods must be completed in accordance with the appropriate

treatment system sections of the General Order and the attached **MRP No. 2014-0153-DWQ-R5434.** This MRP was developed after consideration of your waste characterization and site conditions described in the attached memorandum.

DISCHARGE DESCRIPTION

The Facility and resort will be located approximately 2.6 miles northeast of Oakhurst (37.361667, -119.640833) on the east side of Highway 41 in Madera County (Section 26, Township 17 South, Range 28 East, Mount Diablo Base and Meridian) as shown in **Attachment A**. The property currently consists of eleven parcels; however, the parcels are planned to be merged into a single parcel (Assessors Parcel Number 057-170-071) which is approximately 22.9 acres. The Discharger owns the Facility and land and will operate the Facility.

The proposed resort will consist of a main building with 14 guest rooms, 104 cabins, an assembly hall, and a spa with hot tubs, cold plunge tanks, and a saltwater pool. Domestic wastewater generated from sinks, toilets, showers, and the spa at the resort will be directed into five septic tank zones which range in volume from 3,000 gallons to 12,000 gallons. The septic tank from zone two includes a 1,250-gallon grease interceptor tank to collect grease from the kitchen and food trucks. The septic tanks will provide settling and primary treatment of the wastewater. Septic tank effluent will then be directed to a 19,000-gallon pre-anoxic tank, which is followed by an Orenco AX-MAX media bed filtration system with a Sanitron S2400C ultraviolet (UV) light disinfection system. Following disinfection, effluent will be discharged to a subsurface drip system equipped with GeoFlow BioDisc filters. The cumulative flow to the Facility is estimated to be 18,700 gallons per day (gpd), and the average treatment capacity of the AX-MAX treatment system is 15,100 gpd. A flow schematic is included as **Attachment C**.

FACILITY SPECIFIC REQUIREMENTS AND EFFLUENT LIMITATIONS

The Discharger shall maintain exclusive control over the discharge and shall comply with the terms and conditions of this NOA, General Order 2014-0153-DWQ, with all attachments, and MRP No. 2014-0153-DWQ-R5434.

In accordance with section B.1 of the General Order, wastewater discharged from the Facility to the onsite subsurface drip irrigation system shall not exceed a **monthly average discharge of 15,100 gpd**. In accordance with the requirements of the General Order, this NOA does not include a nitrogen effluent limitation since the design flow rate to the leach field is less than 20,000 gpd.

As discussed in the attached memorandum, the Discharger shall comply with the effluent limitations specified in Table 1 below when discharging to the onsite subsurface drip irrigation system. Compliance with the effluent limitations shall be determined at a point after the disinfection system and prior to discharge to the subsurface drip irrigation system.

Table 1 - Effluent Limitations

Constituent	Unit	Monthly Average Limit	7-day Average Limit
Biochemical Oxygen Demand (BOD)	mg/L	30	45
Total Suspended Solids (TSS)	mg/L	30	45
Total Coliform Organisms	MPN/100 mL	---	2.2

The General Order states in Section B.1 that the Discharger shall comply with the setbacks as described in Table 3 of the General Order. This table summarizes different setback requirements for wastewater treatment system equipment, activities, land application areas, and storage and/or treatment ponds from sensitive receptors and property lines where applicable. The Discharger shall comply with the applicable setback requirements, as summarized in the following table:

Table 2 - Setback Requirements

Equipment or Activity	Domestic Well	Flowing Stream/	Ephemeral Stream Drainage	Property Line
Septic Tank, Aerobic Treatment Unit, Treatment System, or Collection System	150 ft	50 ft	50 ft	5 ft
Leach Field	100 ft	100 ft	50 ft	5 ft

The Discharger shall comply with all applicable sections of the General Order, including:

- Section B.2 – Septic Systems
- Section B.4 – Activated Sludge Systems
- Section B.6 – Subsurface Disposal Systems
- Section B.8 – Sludge/Solids/Biosolids Disposal
- Section C.1 – Groundwater and Surface Water Limitations

Provision E.1 of the General Order requires dischargers enrolled under the General Order to prepare and implement the following reports within **90 days** of the issuance of the NOA:

- Spill Prevention and Emergency Response Plan
- Sampling Analysis Plan
- Sludge Management Plan

A copy of the Spill Prevention and Emergency Response Plan, the Sampling and Analysis Plan shall be maintained at the treatment facility and shall be presented to the Regional Water Board staff upon request. The sludge management plan shall be submitted to the Central Valley Water Board **by 24 June 2026.**

As stated in Section E.2.w., in the event any change in control or ownership of the Facility or wastewater disposal areas, the Discharger must notify the succeeding owner or operator of the existence of this General Order by letter, a copy of which shall be immediately forwarded to the Central Valley Water Board Executive Officer.

Failure to comply with the requirements in this NOA, General Order 2014-0153-DWQ, with all attachments, and **MRP No. 2014-0153-DWQ-R5434** could result in an enforcement action as authorized by provisions of the California Water Code. Discharge of wastes other than those described in this NOA is prohibited. If the method of waste disposal changes from that described in this NOA, you must submit a new Report of Waste Discharge describing the new operation.

The required annual fee specified in the annual billing from the State Water Board shall be paid until this NOA is officially terminated. You must notify this office in writing if the discharge regulated by the General Order ceases, so that we may terminate coverage and avoid unnecessary billing.

On 31 May 2018, the Central Valley Water Board adopted Basin Plan amendments incorporating new strategies for addressing ongoing salt and nitrate accumulation in the Central Valley as part of the Central Valley Salinity Alternatives for Long-Term Sustainability **(CV-SALTS)** initiative. Further details of these strategies are discussed in the enclosed memorandum. As these strategies are implemented, the Central Valley Water Board may find it necessary to modify the requirements of this NOA to ensure the goals of the Salt and Nitrate Control Programs are met.

Document Submittals
All regulatory documents, submissions, materials, data, monitoring reports, and correspondence should be converted to a searchable Portable Document Format (PDF) and submitted electronically via the State Water Resources Control Board's GeoTracker database. GeoTracker is an Internet-accessible database system used by the State

Water Board, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. This system consists of a relational database, online compliance reporting features, a geographical information system (GIS) interface, and other features that are utilized by regulatory agencies, regulated industries, and the public to input, manage, or access compliance and regulatory tracking data. Guidance for creating an account and submitting reports to the GeoTracker database is provided in the attached MRP.

Any person aggrieved by this action of the Central Valley Water Board may petition the State Water Resources Control Board to review the action in accordance with California Water Code section 13320 and California Code of Regulations, title 23, sections 2050 and following. The State Water Resources Control Board must receive the petition by 5:00 p.m., 30 days after the date of this NOA, except that if the thirtieth day following the date of this Order falls on a Saturday, Sunday, or state holiday, the petition must be received by the State Water Resources Control Board by 5:00 p.m. on the next business day. Copies of the law and regulations applicable to filing petitions may be found on the internet at Copies of the laws and regulations applicable to filing petitions (https://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

In order to conserve paper and reduce mailing costs, a paper copy of General Order WQO 2014-0153-DWQ has been sent only to the Discharger. Others are advised that the General Order is available on the State Water Board's website (http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2014/wqo2014_0153_dwq.pdf).

If you have any questions regarding this matter, please contact Cruz Romero by phone at (559) 445-5036, or by email at Cruz.Romero@waterboards.ca.gov.

Original signed by Alex S. Mushegan

For Patrick Pulupa
Executive Officer

(see attachments, enclosures, and cc's on next page)

Attachments:

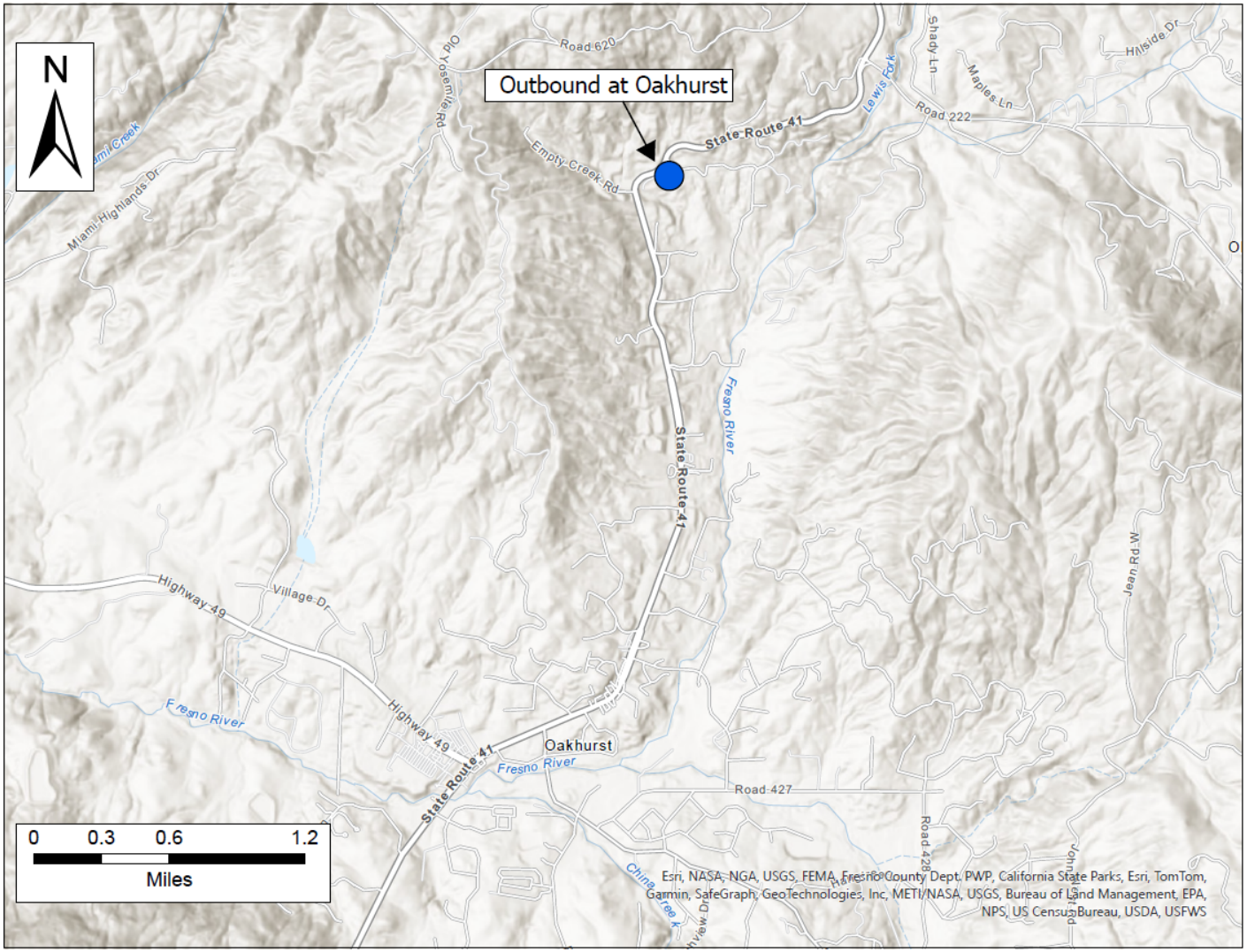
- Attachment A – Site Location Map
- Attachment B – Facility Site Map
- Attachment C – Process Flow Diagram

Enclosures:

- Monitoring and Reporting Program 2014-0153-DWQ-R5434
- Staff Review Memorandum for Outbound at Oakhurst
- State Water Resources Control Board Order WQ 2014-0153-DWQ (Discharger only)

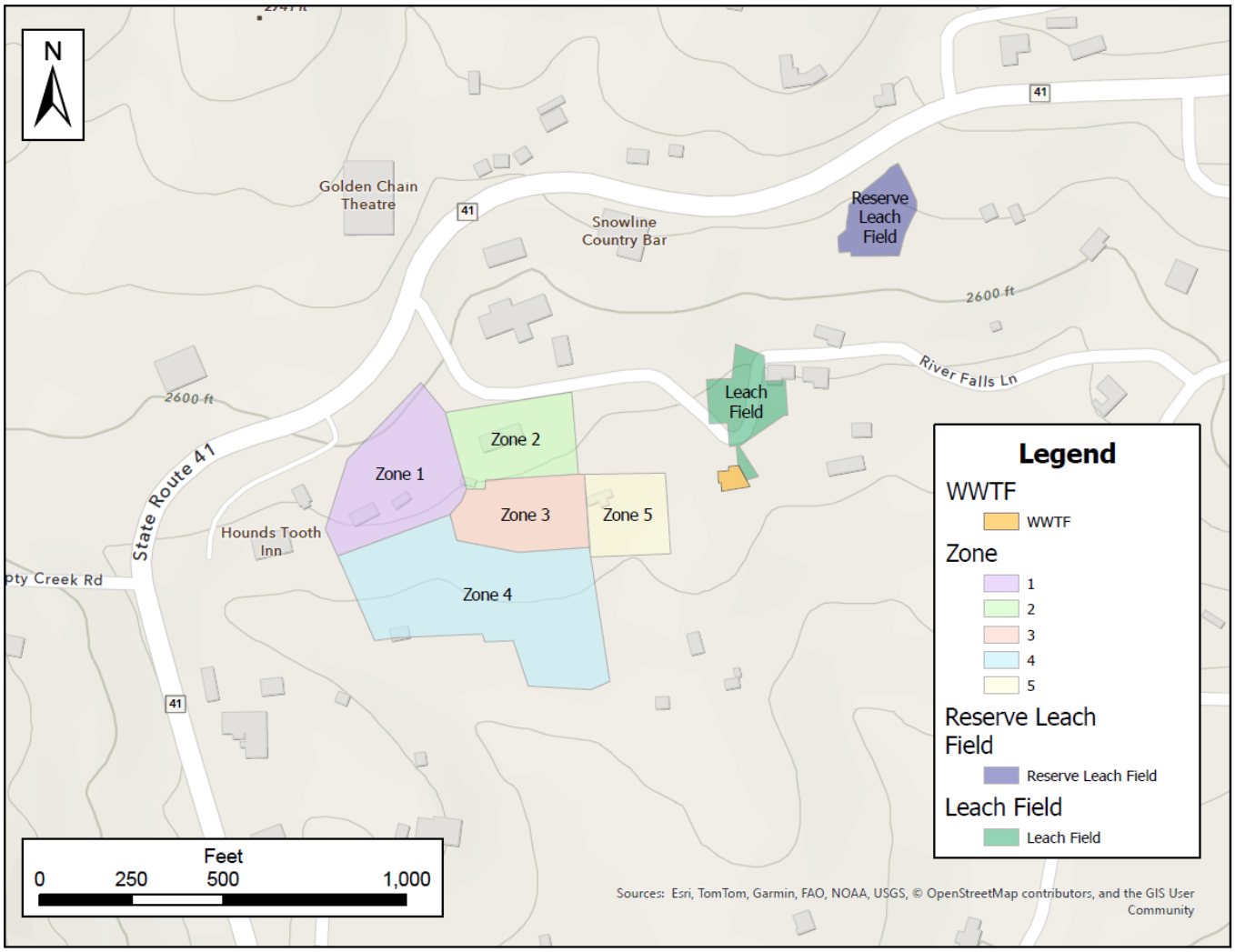
cc's:

- Stephanie Torres, State Water Resources Control Board
- Adam Forbes, State Water Resources Control Board, Division of Drinking Water (via email)
- Chris Moskal, State Water Resources Control Board, OCC, Sacramento (via email)
- Omar Mostafa, Central Valley Water Board, Fresno (via email)
- RB5S-cvsalts@waterboards.ca.gov
- Griffin Cardew, WH Yosemite JV, LLC (via email)
- Madera County Public Works Department
- Madera County Environmental Health Division
- Yushin Imura, YCG Engineering (via email)
- David Annis, DCA Consulting (via email)
- Debbie Mackey, Central Valley Clean Water Association (via email)



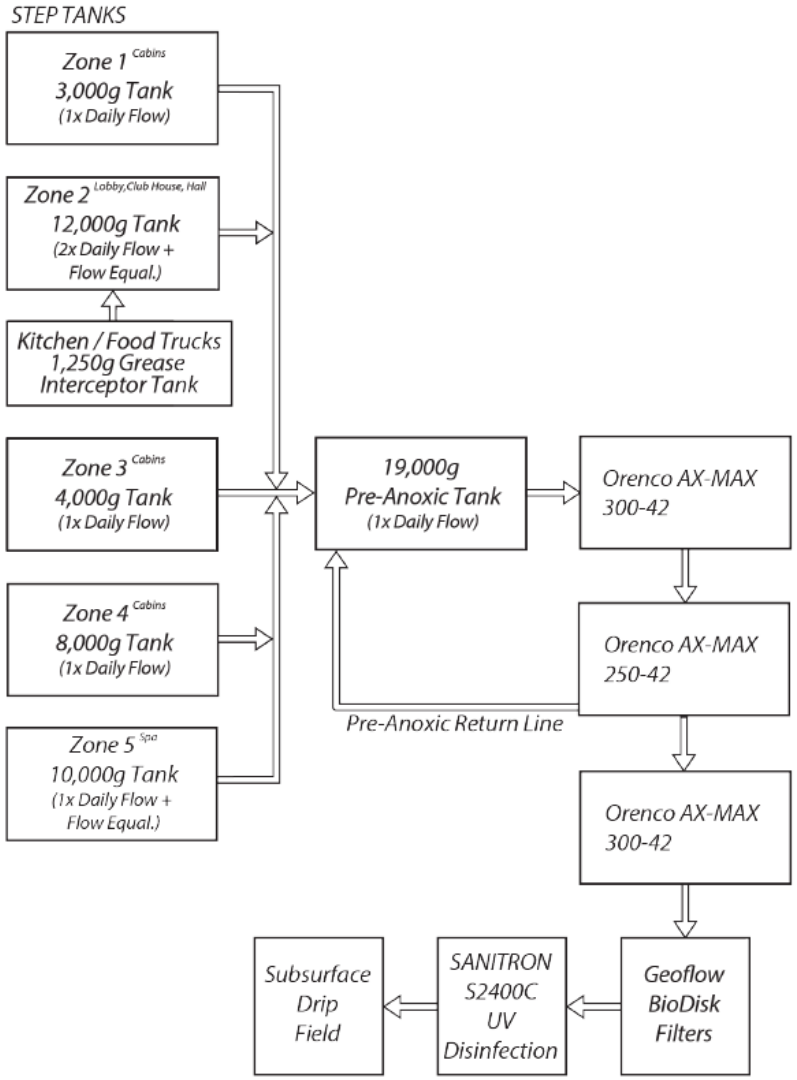
ATTACHMENT A – SITE LOCATION MAP

NOTICE OF APPLICABILITY 2014-0153-DWQ-R5434



ATTACHMENT B – FACILITY SITE MAP

NOTICE OF APPLICABILITY 2014-0153-DWQ-R5434



ATTACHMENT C - PROCESS FLOW DIAGRAM

NOTICE OF APPLICABILTY 2014-0153-DWQ-R5434
Drawing Reference: July 2025 RWD

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

MONITORING AND REPORTING PROGRAM NO. 2014-0153-DWQ-R5434
FOR
WH YOSEMITE, L.L.C.
OUTBOUND AT OAKHURST
MADERA COUNTY

This Monitoring and Reporting Program (MRP) describes requirements for monitoring a wastewater treatment system and is issued, pursuant to Water Code section 13267, to WH Yosemite, L.L.C. (referred to as Discharger). The Discharger shall not implement any changes to this MRP unless and until a revised MRP is issued by the Regional Water Quality Control Board, Central Valley Region (Central Valley Water Board) or Executive Officer.

Section 13267 of the California Water Code states, in part:

> *"In conducting an investigation specified in subdivision (a), the regional board may require that any person who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge waste within its region, or any citizen or domiciliary, or political agency or entity of this state who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge, waste outside of its region that could affect the quality of waters within its region shall furnish, under penalty of perjury, technical or monitoring program reports which the regional board requires. The burden, including costs, of these reports shall bear a reasonable relationship to the need for the report and the benefits to be obtained from the reports. In requiring those reports, the regional board shall provide the person with a written explanation with regard to the need for the reports and shall identify the evidence that supports requiring that person to provide the reports."*

Section 13268 of the California Water Code states, in part:

> *"(a) Any person failing or refusing to furnish technical or monitoring program reports as required by subdivision (b) of Section 13267 or failing or refusing to furnish a statement of compliance as required by subdivision (b) of Section 13399.2, or falsifying and information provided therein, is guilty of a misdemeanor and may be liable civilly in accordance with subdivision (b).*
>
> *(b)(1) Civil liability may be administratively imposed by a regional board in accordance with Article 2.5 (commencing with section 13323) of Chapter 5 for a violation of subdivision (a) in an amount which shall not exceed one thousand dollars ($1,000) for each day in which the violation occurs."*

The Discharger owns and operates the Outbound at Oakhurst Onsite Wastewater Treatment Facility (Facility) that is subject to Notice of Applicability (NOA)

2014-0153-DWQ-R5434, which enrolls the Facility under State Water Resources Control Board Order WQ 2014-0153-DWQ, *General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems* (General Order). The reports required in this MRP are necessary to ensure that the Discharger complies with the NOA and General Order. Pursuant to Water Code section 13267, the Discharger shall implement this MRP and shall submit the monitoring reports described herein.

All samples collected for compliance with this MRP shall be representative of the volume and nature of the discharge or matrix of material sampled. The name of the sampler, sample type (grab or composite), time, date, location, bottle type, and any preservative used for each sample shall be recorded on the sample chain of custody form. The chain of custody form must also contain all custody information including date, time, and to whom samples were relinquished. If composite samples are collected, the basis for sampling (time or flow weighted) shall be approved by Central Valley Water Board staff.

Field test instruments (such as those used to test pH, dissolved oxygen, and electrical conductivity) may be used provided that they are used by a State Water Resources Control Board, Environmental Laboratory Accreditation Program (ELAP) certified laboratory, or:

1. The user is trained in proper use and maintenance of the instruments.

2. The instruments are field calibrated prior to monitoring events at the frequency recommended by the manufacturer.

3. Instruments are serviced and/or calibrated by the manufacturer at the recommended frequency; and

4. Field calibration reports are maintained and available for at least three years.

TREATMENT SYSTEM MONITORING

Septic tanks shall be inspected and/or pumped at least as frequently as described in Table 1 below. Inspections of sludge and scum depth are not required if the tanks are pumped at least annually.

Table 1 – Septic Tank Monitoring

Parameter	Units	Sample Type	Sampling Frequency	Reporting Frequency
Sludge depth and scum thickness in one compartment of each tank	Feet	Staff Gauge	Annually	Annually

Parameter	Units	Sample Type	Sampling Frequency	Reporting Frequency
Distance between bottom of scum layer and bottom of outlet device	Inches	Staff Gauge	Annually	Annually
Distance between top of sludge layer and bottom of outlet device	Inches	Staff Gauge	Annually	Annually
Effluent filter condition (if equipped, clean as needed)	N/A	N/A	Annually	Annually

If a septic tank is pumped during the year, the pumping report shall be submitted with the annual report. All pumping reports shall be submitted with the next regularly scheduled monitoring report. At a minimum, the record shall include the date, nature of service, service company name, and service company license number.

Effluent Monitoring

Effluent samples shall be taken at an area after disinfection that represents the effluent quality distributed to the disposal area. At a minimum, effluent monitoring shall include the monitoring specified in Table 2.

Table 2 – Effluent Monitoring

Parameter	Units	Sample Type	Sampling Frequency	Reporting Frequency
Flow Rate	gpd	Metered (see 1 below)	Continuous	Quarterly
Electrical Conductivity (EC)	µmhos/cm	Grab	Monthly	Quarterly
Biochemical Oxygen Demand (BOD)	mg/L	Grab	Monthly	Quarterly
Total Nitrogen	Mg/L	Grab	Monthly	Quarterly
Total Suspended Solids (TSS)	mg/L	Grab	Monthly	Quarterly

1. Effluent flow rate may be metered or estimated based on pump run times or other approved method. The method of measurement shall be reported in the required self-monitoring reports.

DISINFECTION SYSTEM MONITORING

Ultraviolet light (UV) disinfection system monitoring shall be collected immediately downstream of the UV system. At a minimum, UV disinfection system monitoring shall include the monitoring specified in Table 3.

Table 3 – UV Disinfection System Monitoring Requirements

Parameter	Units	Sample Type	Sampling Frequency	Reporting Frequency
Total Coliform Organisms	MPN/100 mL	Grab	Monthly	Quarterly
Turbidity (see 2 below)	NTU	Meter	Continuous (see 1 below)	Quarterly
UV Transmittance	Percent (%)	Meter	Continuous (see 1 below)	Quarterly
UV Intensity	mW/cm^2	Meter	Continuous (see 1 below)	Quarterly
UV Dose (see 3 below)	mW/cm^2	Calculated	Continuous (see 1 below)	Quarterly

1. For continuous analyzers, the Discharger shall report documented routine meter maintenance activities including date, time of date, and duration, in which the analyzer(s) is not in operation.

2. The turbidity meter shall be stationed immediately after the filters, prior to the UV disinfection unit. Report daily average turbidity and maximum turbidity.

3. Report daily minimum, daily average, and weekly average UV dose.

SUBSURFACE DISPOSAL AREA

In general, monitoring shall be sufficient to determine if wastewater is evenly applied, the disposal area is not saturated, burrowing animals and/or deep-rooted plants are not present, and odors are not present. Inspection of dosing pump controllers, automatic distribution valves, etc. is required to maintain optimum treatment in the disposal area (and any sand or media filter, if present). Monitoring of the leach field systems shall, at a minimum, include the monitoring specified in Table 4.

Table 4 – Subsurface Disposal Area Monitoring

Constituent	Inspection Frequency	Reporting Frequency
Pump Controllers, Automatic Valves, etc. (see 1 below)	Quarterly	Quarterly
Nuisance Odor Condition	Quarterly	Quarterly
Saturated Soil Conditions (see 2 below)	Quarterly	Quarterly
Plant Growth (see 3 below)	Quarterly	Quarterly
Vectors or Animal Burrowing (see 4 below)	Quarterly	Quarterly

1. All pump controllers and automatic distribution valves shall be inspected for proper operation as recommended by the manufacturer.
2. Inspect disposal area for saturated conditions.
3. Shallow-rooted plants are generally desirable, deep-rooted plants, such as trees, shall be removed as necessary.
4. Evidence of animals burrowing shall be immediately investigated, and burrowing animal populations controlled as necessary.

SLUDGE/BIOSOLIDS MONITORING

The Discharger shall report the handling and disposal of all solids (e.g., screenings, grit, sludge, biosolids, etc.) generated at the wastewater system. Records shall include the name/contact information for the hauling company, the type and amount of waste transported, the date removed from the wastewater system, the disposal facility name and address, and copies of analytical data required by the entity accepting the waste. These records shall be submitted as part of the annual monitoring report.

REPORTING

In reporting monitoring data, the Discharger shall arrange the data in tabular form so that the date, sample type (e.g., effluent, solids, etc.), and reported analytical or visual inspection results are readily discernible. The data shall be summarized to clearly illustrate compliance with the General Order and NOA as applicable. The results of any monitoring done more frequently than required at the locations specified in the MRP shall be reported in the next regularly scheduled monitoring report and shall be included in calculations as appropriate.

GeoTracker Electronic Reporting Requirements: All monitoring reports and monitoring results shall be submitted to GeoTracker in accordance with the timeframes specified below and in searchable Portable Document Format (PDF). The Discharger shall follow the applicable Electronic Submittal of Information (ESI) requirements under

the Facility-specific **Global Identification Number WDR100056982** at the GeoTracker database (https://geotracker.waterboards.ca.gov/esi/login.asp)

In order to submit reports electronically, the Discharger shall create a secure GeoTracker Electronic Submittal of Information (ESI) account and log in credentials, claim their facility by requesting access in GeoTracker, and finally uploading PDF copies of the required reports via the ESI portal as outlined in the GeoTracker ESI Beginner's Guide for Responsible Parties (Beginner's Guide) linked below.
The Discharger may complete the above tasks by accessing the 'Getting Started' section on the GeoTracker ESI webpage (https://www.waterboards.ca.gov/ust/electronic_submittal/index.html).

Additional GeoTracker support information can be found at the following:

a. 'Guides/Resources' document link in the "Tools" on the Discharger's GeoTracker ESI account.

b. Resources on the GeoTracker ESI website, such as the Beginner's Guide (https://www.waterboards.ca.gov/ust/electronic_submittal/docs/geotracker_esi_rp_beginners_guide_revisedoct2019.pdf)

c. General GeoTracker Help Desk contact information:

   Phone: 1-866-480-1028, Email: geotracker@waterboards.ca.gov

A transmittal letter shall accompany each monitoring report. The letter shall include a discussion of all violations of this MRP during the reporting period and actions taken or planned for correcting each violation. If the Discharger has previously submitted a report describing corrective actions taken and/or a time schedule for implementing the corrective actions, reference to the previous correspondence will be satisfactory. The transmittal letter shall contain a statement by the Discharger or the Discharger's authorized agent certifying under penalty of perjury that the report is true, accurate and complete to the best of the signer's knowledge.

In reporting monitoring data, the Discharger shall arrange the data in tabular form so that the date, sample type (e.g., effluent, groundwater, etc.), and reported analytical result for each sample are readily discernible. The data shall be summarized in such a manner to clearly illustrate compliance with waste discharge requirements and spatial or temporal trends, as applicable. The results of any monitoring done more frequently than required at the locations specified in the Monitoring and Reporting Program shall be reported in the next scheduled monitoring report.

Laboratory analysis reports shall be included in the monitoring reports. All laboratory reports must also be retained for a minimum of three years. For a discharger conducting any of its own analyses, reports must also be signed and certified by the chief of the laboratory.

Monitoring information shall include the method detection limit (MDL) and the Reporting limit (RL) or practical quantitation limit (PQL). If the regulatory limit for a given constituent is less than the RL (or PQL), then any analytical results for that constituent that are below the RL (or PQL) but above the MDL shall be reported and flagged as estimated.

All monitoring reports that involve planning, investigation, evaluation or design, or other work requiring interpretation and proper application of engineering or geologic sciences, shall be prepared by or under the direction of persons registered to practice in California pursuant to California Business and Professions Code sections 6735, 7835, and 7835.1.

A. Quarterly Monitoring Reports

Quarterly reports shall be submitted to the Regional Water Board on the **first day of the second month after the quarter ends** (e.g., the January-March Quarterly Report is due by May 1st). The reports shall bear the certification and signature of the Discharger's authorized representative. At a minimum, the quarterly reports shall include:

1. Results of all required monitoring.

2. A comparison of monitoring data to the requirements (including the flow limitation), disclosure of any violations of the NOA and/or General Order, and an explanation of any violation of those requirements.

3. Copies of laboratory analytical report(s) and chain of custody form(s).

B. Annual Report

Annual Reports shall be submitted to the Regional Water Board by **March 1st following the monitoring year**. The Annual Report shall include the following:

1. Results of all required monitoring.

2. Tabular and graphical summaries of all monitoring data collected during the year.

3. An evaluation of the performance of the wastewater treatment facility, including discussion of capacity issues, nuisance conditions, system problems, and a forecast of the flows anticipated in the next year. A flow rate evaluation as described in the General Order (Provision E.2.c) shall also be submitted.

4. A discussion of compliance and the corrective action taken, as well as any planned or proposed actions needed to bring the discharge into compliance with the NOA and/or General Order.

5. A discussion of any data gaps and potential deficiencies/redundancies in the monitoring system or reporting program.

6. The name and contact information for the wastewater operator responsible for operation, maintenance, and system monitoring.

A letter transmitting the monitoring reports shall accompany each report. The letter shall report violations found during the reporting period, and actions taken or planned to correct the violations and prevent future violations. The transmittal letter shall contain the following penalty of perjury statement and shall be signed by the Discharger or the Discharger's authorized agent:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

The Discharger shall begin implementing the above monitoring program as of the date of this MRP.

Ordered by: *Original signed by Alex S. Mushegan*

For PATRICK PULUPA, Executive Officer

26 March 25, 2026

(Date)

CALIFORNIA Water Boards

GAVIN NEWSOM
GOVERNOR

YANA GARCIA
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

TO: Alexander S. Mushegan
Supervising Water Resource Control Engineer
RCE 84208

FROM: Bryan Rock
Senior Engineering Geologist
PG 9864

Cruz Romero
Water Resource Control Engineer

DATE: 26 March 2026

APPLICABILITY OF COVERAGE UNDER STATE WATER RESOURCES CONTROL BOARD ORDER WQ 2014-0153-DWQ, GENERAL WASTE DISCHARGE REQUIREMENTS FOR SMALL DOMESTIC WASTEWATER TREATMENT SYSTEMS; WH YOSEMITE, L.L.C.; OUTBOUND AT OAKHURST ONSITE WASTEWATER TREATMENT FACILITY; MADERA COUNTY

On 3 March 2025, Central Valley Regional Water Quality Control Board (Central Valley Water Board) staff received a Report of Waste Discharge (RWD) prepared by YCG Engineering and DCA Consulting, on behalf of WH Yosemite, L.L.C. (referred to as Discharger), for an onsite wastewater treatment facility (Facility) that will serve a proposed resort in Oakhurst, Madera County. Central Valley Water Board staff reviewed the March 2025 RWD and provided comments in a 2 April 2025 review letter and memorandum. A second updated RWD was submitted on 23 July 2025 that included additional information regarding the quality of the proposed tertiary-treated effluent.

The Facility is designed to have domestic wastewater flows less than 100,000 gallons per day (gpd). Therefore, this memorandum provides a summary of the applicability of the Facility to be covered under State Water Resources Control Board's Order WQ 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems (General Order).

BACKGROUND

The Discharger owns and operates the resort and associated Facility located on the east (northbound) side of Highway 41 about 2.6 miles northeast of Oakhurst (37.361667, -119.640833) in Madera County (as shown in Attachment A of the NOA).

The property currently consists of eleven parcels, however, the RWD stated the parcels would be merged into a single parcel (Assessor's Parcel Number [APN] 057-170-071) comprising approximately 22.9 acres. However, the parcel merger was adjusted due to parcels having different tax rate areas, requiring different APN assignments, so the property was split into four parcels: 057-170-052, 057-170-070, 057-170-071, 057-170-075. A 6 March 2026 correspondence from County of Madera staff states that APNs 057-170-075 and 057-170-052 are one legal parcel. The RWD indicates that the resort, which includes 14 guest rooms and 104 cabins, as well as a spa and a saltwater pool, will be served by an onsite wastewater treatment facility. The resort will generate wastewater from domestic sources such as sinks, toilets, and showers, as well as from the periodic draining of hot tubs, two cold plunge tanks, and the saltwater pool located at the spa. Water for the cold plunge tanks will be replaced once per week, the hot tub twice per week, and the saltwater pool once per month. One cold plunge tank holds 360 gallons and the other 1,400 gallons, the hot tub holds 3,150 gallons, and the pool holds approximately 2,700 gallons. Water will be supplied to the resort by a public water system operated by Hillview Water. Surrounding residential and commercial properties within approximately 300 feet utilize domestic and public wells for their water supply.

DESCRIPTION OF DISCHARGE

The Facility features primary septic treatment followed by an Orenco AX-MAX media bed filtration system with an ultraviolet (UV) light disinfection system. The RWD indicates that the system is designed with the capability to treat an average flow of 15,100 gallons per day (gpd) and a maximum flow of 18,700 gpd. Five decentralized septic tanks will provide primary treatment and settling of raw wastewater. Each tank ranges between 3,000 to 12,000 gallons in size. Effluent will be pumped from each tank to a collection main using effluent-rated turbine pumps, each equipped with its own level control floats and pump controller.

Effluent from the five septic tanks will be routed to a 19,000-gallon pre-anoxic tank via pressured pipeline. Primary treated effluent is then delivered to the Orenco AX-MAX treatment units via gravity. Three Orenco AX-MAX treatment units operated in series provide surge tankage, treatment media, and aeration and discharge equipment. Ultraviolet (UV) disinfection will be provided using one Sanitron S2400C treatment unit. The Sanitron unit is rated for a flow of 40 gallons per minute.

From the Orenco treatment system, treated wastewater will be discharged to a subsurface drip system equipped with Geoflow BioDisc filters. The subsurface drip system will be comprised of four zones and cover an area of about 0.55 acres. The proposed dispersal area, including the 100% replacement area, occupies a size of roughly 1.25 acres. Each zone is approximately 6,000 square feet and will have approximately 1,625 emitters per zone. The drip system was sized using an average percolation rate of 4.9 minutes per inch, a design loading rate of 0.8 gallons per foot squared per day (gal/ft2/day), and a design capacity of 18,700 gpd. The system will consist of 1.0 gallon per hour drip line with two-foot emitter spacing installed 8-inches below the ground surface.

Using published sources for influent and effluent quality (Crites and Tchobanoglous, 1998; Hantzsche and Finnemore, 1992; etc.) the RWD provided estimates of the influent and effluent quality as shown in Table 1.

Table 1 – Estimated Influent and Effluent Quality

Constituent	Unit	Influent	Effluent
Biochemical Oxygen Demand (BOD)	mg/L	315 - 440	<30
Total Suspended Solids (TSS)	mg/L	100 - 350	<30
Total Nitrogen	mg/L	50 - 70	14 - 17
Total Coliform Organisms	MPN/100 mL	---	<2.2
Electrical Conductivity (EC)	µmhos/cm	250 - 850	250 - 850
Total Dissolved Solids (TDS)	mg/L	900 – 1,680	900 – 1,680

POTENTIAL THREAT TO WATER QUALITY

The RWDs did not provide a summary/review of source water quality Staff's review of State Water Resources Control Board's Groundwater Ambient Monitoring Assessment Program (GAMA) indicates that EC for groundwater locally varies from around 190 to 1,100 µmhos/cm. Appendix C of the July 2025 RWD provides field investigations data and soil conditions for the property, as well as ancillary groundwater data for nearby wells. Well WCR2022-004666, located at the south end of the property, was drilled in April 2022 to a depth of 850 feet, and depth to first encountered groundwater is listed at 325 feet below ground surface (bgs). Well WCR2024-004490 is located approximately 500 feet northwest of the Facility and was drilled in May 2024 and extends to 150 feet, and depth to water is listed at 145 feet bgs.

On 12 January 2024, sixteen test holes were excavated at the proposed dispersal area. The soil textures encountered during testing indicated organics and silty layers from zero to six inches bgs, sandy loam from six inches to 30 inches bgs, and bedrock at depths ranging from 24 to 30 inches bgs. Percolation test results indicated percolation rates ranging from 3.8 to 8.3 minutes per inch. According to Appendix C of the RWD, no signs or indications of seasonal groundwater were found during the excavation and testing of each hole.

Based on the design of the new subsurface dispersal lines, the daily dry weather design flow rate from the OWTS will be 18,700 gpd. In accordance with the requirements of the

General Order, discharges with flow rates less than 20,000 gpd are not required to meet a nitrogen effluent limitation. The Outbound at Oakhurst onsite wastewater treatment system meets applicable setbacks described in the General Order with domestic wells being over 300 feet away from the septic tanks and subsurface dispersal lines as well as the onsite wastewater treatment system components being further than five feet away from the property lines.

To address shallow soil conditions within the proposed dispersal area, engineered fill will be imported to increase soil depth by approximately one to four feet, ensuring a total soil depth of at least three to six feet prior to reaching bedrock. Driplines will be installed at a depth of eight inches below ground surface (bgs), which will maintain a minimum vertical separation of 2.5 feet between the point of effluent dispersal and any identified limiting layers (e.g., seasonal high groundwater or restrictive horizons).

To further mitigate potential impacts associated with the reduced separation distance, the system will incorporate advanced wastewater treatment, including ultraviolet (UV) disinfection. Additionally, septic tanks will be routinely pumped by licensed local septic haulers, with solids transported to and properly disposed of at a nearby permitted wastewater treatment facility.

Table 4: Effluent Limitations for Wastewater Treatment Systems of the General Order specifies different technology performance limitations based on the treatment provided. The BOD and TSS limits for activated sludge, MBR, or similar treatment systems are applicable for the Facility's discharge from the treatment system to the spray field (monthly average of 30 mg/L and 7-day average of 45 mg/L). Monitoring is necessary to confirm the treatment system provides the level of treatment proposed in the RWD and to characterize the Facility's discharge.

Finding 6 of the General Order states dischargers enrolled under the General Order must comply with the applicable Basin Plan requirements, and that between the requirements of the General Order and the Basin Plan, the more stringent requirements prevail. The Sacramento River Basin and the San Joaquin River Basin Plan, Section 3.2.1 contains a water quality objective for bacteria requiring groundwater designated as municipal and domestic supply (MUN) have total coliform of less than 2.2 MPN/100 mL over any 7-day period. Because of the MUN designation and since the Discharger proposes to provide disinfection via UV light disinfection, it is appropriate for the NOA to specify a total coliform limit of 2.2 MPN/100 mL over any 7-day period as specified in the Basin Plan.

MONITORING REQUIREMENTS

Monitoring requirements included in the following sections from Attachment C of the General Order are appropriate for this discharge:

- Septic Tank Monitoring
- Activated Sludge Monitoring (Treatment System Monitoring)
- Subsurface Disposal Area

- Disinfection System Monitoring
- Solids Disposal Monitoring

SALT AND NITRATE CONTROL PROGRAMS

The Central Valley Water Board adopted Basin Plan amendments incorporating new programs for addressing ongoing salt and nitrate accumulation in the Central Valley at its 31 May 2018 Board Meeting (Resolution R5-2018-0034). The Basin Plan amendments became effective on 17 January 2020 and were revised by the Central Valley Water Board in 2020 with Resolution R5-2020-0057 (https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/resolutions/r5-2020-0057_res.pdf). The revisions to the Basin Plan amendments became effective on 10 November 2021.

For the Salt Control Program, the Discharger, on 5 December 2025, submitted a Notice of Intent (NOI) for the Salt Control Program and selected the Alternative Permitting Pathway Approach and is participating in the prioritization and Optimization Study (P&O Study).

For the Nitrate Control Program, the Facility and disposal areas are not within a prioritized basin on the valley floor. Implementation within unprioritized groundwater basin/sub-basins will occur at the direction of the Executive Officer. A Notice to Comply with the Nitrate Control Program may be issued at a later date if the Executive Officer determines it is necessary to protect water quality. Under these circumstances, it may be necessary to modify this NOA to incorporate applicable Nitrate Control Program findings and requirements.

More information on the Salt and Nitrate Control Program may be found on the internet (https:///cvsalinity.or/public-info).