

MEMORANDUM

TO: Aaron Scheff, Regional Administrator, Boise Region
Matt Plaisted, P.E., Wastewater Engineering Bureau Chief
Valerie Greear, P.E., Water Quality Engineering Manager, Boise Region

FROM: Lisa Knapp, Water Quality Scientist, Boise Region

DATE: October 25, 2021

SUBJECT: M-186-02 Stonebriar HOA, Staff Analysis for Permit Modification 2

Description

This memorandum satisfies the requirements of the *Recycled Water Rules* (IDAPA 58.01.17) Section 400 for issuing reuse permits. The principal facts and significant questions considered in preparing the draft permit modification and a summary of the basis for the draft permit modification conditions are provided.

On September 29, 2021, the Idaho Department of Environmental Quality (DEQ) received a request (Stonebriar 2021) from Stonebriar Homeowner's Association, Inc. (Stonebriar) to modify Reuse Permit M-186-02 (Permit) for the Stonebriar wastewater treatment and reuse facility (Facility) located in Ada County, near Star, Idaho.

The request is based on recent developments in Stonebriar's progress toward annexing into Star Sewer and Water District (SSWD). In April 2019, SSWD and Stonebriar signed a Memorandum of Understanding (MOU) stating Stonebriar wishes to invest in connection to SSWD, SSWD's intent to design regional upgrades to include access for Stonebriar, and providing a general timeline (Stonebriar and SSWD 2019). At that time, Stonebriar intended to begin engineering and construction to connect to the extension provided by SSWD (SPF 2020).

Since that time, the Biltmore Company (Biltmore) announced a new planned subdivision adjacent to Stonebriar. In February 2021, Stonebriar entered into a separate MOU with Biltmore, which signals the intent of Biltmore and Stonebriar to collaborate on connecting to the SSWD main extension and final annexation into the City of Star and the SSWD (Stonebriar and Biltmore 2021). The MOU does not include a timeline and is a non-binding agreement.

Stonebriar has now been approved for annexation into the City of Star, and SSWD regional upgrades are currently under construction. SSWD upgrades include a new lift station and sewer main extension terminating near the intersection of Joplin Road and Star Road. Biltmore plans to bring a new sewer line east down Joplin Road to the development. Stonebriar's current intent is to contract Biltmore's engineer to design the Stonebriar connection concurrently or soon after Biltmore's system is designed. Biltmore's and Stonebriar's design timelines are still unconfirmed.

The request for permit modification (Stonebriar 2021) substantiates this additional progress, confirms Stonebriar's intent to connect to SSWD, and, in summary, asks the following items be modified in the Permit:

1. Remove from the Permit Phase II of CA-186-03 – Wastewater Compliance Improvements – Irrigation Upgrades (due October 31, 2021),
2. Remove from the Permit submittal of CA-186-01 - Plan of Operation (due December 23, 2021), and CA-186-02 – Quality Assurance Project Plan (due December 23, 2021).

Following is a brief discussion of each item and the considerations taken into account by DEQ.

Phase II of CA-186-03 – Wastewater Compliance Improvements – Irrigation Upgrades (due October 31, 2021)

The intent of Phase II of CA-186-03 is to upgrade the recycled water distribution system in the event that Stonebriar is unable to connect to SSWD. Stonebriar has taken steps to move toward connection in a timely manner; although the timeline is not confirmed, Stonebriar has demonstrated commitment to connecting to SSWD. Stonebriar has consistently requested funds be spent on costs associated with connecting to SSWD, rather than upgrading their current system. Upon connection, the existing wastewater treatment and recycled water distribution system will be decommissioned, and DEQ staff supports Stonebriar's assessment that resources are better spent pursuing connection to regional sewer. DEQ does not support removing Phase II of CA-186-03, as in the event that Stonebriar is not able to connect to SSWD, the upgrades to the existing system will be required. Rather, the Permit modification updates the completion due date of Phase II to align with the completion due date of Phase III, which will only be required if a connection is not feasible. In the event that Stonebriar has not connected within the current Permit cycle, the upgrade requirements and due dates may be reevaluated in the permit renewal process.

CA-186-01 - Plan of Operation and CA-186-02 – Quality Assurance Project Plan (due December 23, 2021):

Stonebriar submitted a Plan of Operation (PO) on December 13, 2019. DEQ responded with comments on January 14, 2020 (DEQ 2020a). At this time, DEQ has not received an updated PO incorporating those comments. Stonebriar has not submitted a Quality Assurance Project Plan (QAPP).

The due dates for CA-186-01 and CA-186-02 were previously extended by one year to give Stonebriar time to confirm ability and timeline to connect to SSWD (DEQ 2020b). At that time, final connection was estimated to be completed by spring 2021. While progress has been made toward connection, there is still no confirmed timeline for engineering and construction of a sewer connection. Until Stonebriar's wastewater system is connected to SSWD, Stonebriar is reliant on the existing Facility to provide wastewater treatment that is protective of human health and the environment.

The PO is essential to continuing Facility operations in the event of an operator change or other unforeseen circumstance. The QAPP is an essential tool to ensure that data collected and reported in accordance with the Permit is reliable. DEQ Staff does not support removing either

compliance activity from the Permit. Stonebriar must submit a QAPP and an updated PO incorporating or responding to the comments in the January 14, 2020 letter by December 23, 2021.

Recommendations

Staff recommends issuance of the draft reuse permit modifications. The draft modification postpones the due date for completing Phase II of CA-186-03 – Wastewater Compliance Improvements – Irrigation upgrades to allow Stonebriar to pursue connection to SSWD. The requirements of CA-186-01 – Plan of Operation and CA-186-02 – Quality Assurance Project Plan have not been modified.

References

- Idaho Department of Environmental Quality (DEQ). December 23, 2019. *Reuse Permit No. M-186-02 – Stonebriar Homeowner’s Association, Inc.* (DEQ 2019).
- Idaho Department of Environmental Quality (DEQ). Letter to Stonebriar Homeowners’ Association, Inc. (Operation and Maintenance Manual Review) January 14, 2020. (DEQ 2020a)
- Idaho Department of Environmental Quality (DEQ). August 11, 2020. *Reuse Permit No. M-186-02 – Modification 1* (DEQ 2020b).
- SPF Engineering, Inc., (SPF). June 3, 2020. *Stonebriar Homeowner’s Association, Inc. – Reuse Permit Schedule Request for Extension.* (SPF 2020).
- Stonebriar Homeowners’ Association. September 29, 2021. *Stonebriar Homeowner’s Association, Inc. – Request for Permit Modification.* (Stonebriar 2021).
- Stonebriar Homeowner’s Association, Inc. and Biltmore Company. February 1, 2021, *Memorandum of Understanding between Stonebriar Homeowner’s Association, Inc. and Biltmore Company.* (Stonebriar and Biltmore 2021).
- Stonebriar Homeowner’s Association, Inc., and Star Sewer and Water District. April 24, 2019. *Memorandum of Understanding between Stonebriar Homeowner’s Association, Inc. (Stonebriar) and Star Sewer & Water District (SSWD).* (Stonebriar and SSWD 2019).