

San Diego Regional Water Quality Control Board

January 31, 2018

Mr. Ken Pintus
Lilac Enterprise Corporation
28890 Lilac Road
Valley Center, CA 92082

In reply refer to:
230289:ACali

Subject: Notice of Applicability for Order WQ 2014-0153-DWQ, Hideaway Lake Mobile Estates, Onsite Wastewater Treatment System

Mr. Pintus:

This Notice of Applicability (NOA) enrolls the discharge from the Hideaway Lake Mobile Estates Onsite Wastewater Treatment System (Facility, OWTS) in Order WQ 2014-0153-DWQ, *General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems* (General Order). Lilac Enterprise Corporation (hereafter Discharger) is required to comply with the requirements specified in this NOA and all applicable requirements in the General Order. A copy of the General Order is enclosed with this NOA and is available online at:

http://www.swrcb.ca.gov/board_decisions/adopted_orders/water_quality/2014/wqo2014_0153_dwq.pdf

The discharge from the Facility has been regulated by Order No. 93-27, *Waste Discharge Requirements for Lilac Enterprise Corporation, Hideaway Lake Mobile Estates, San Diego County*. Order No. 93-27 is scheduled to be rescinded at the San Diego Water Board's meeting on Wednesday, April 11, 2018. This NOA will be effective upon rescission of Order No. 93-27.

1. FACILITY AND DISCHARGE DESCRIPTION

Hideaway Lake Mobile Estates is located at 28890 Lilac Road in Valley Center, California; within the Valley Center Hydrologic Subarea (HA 903.14). The General Order and this NOA regulate and prescribe monitoring requirements for the treatment and discharge of domestic wastewater. The NOA permits an average daily flow rate of 12,000 gallons per day. The OWTS consists of grinder, a flow equalization basin, an aeration basin, redundant blowers, an anoxic zone, two clarifiers, solids holding tank, and redundant effluent pumps. The treated effluent is discharged to nearby spray fields. The Discharger has stated it is investigating the alternative of installing a subsurface disposal system.

2. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is the enrollment of the Facility in the General Order. As such, this project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to title 14, California Code of Regulations, section 15301, and in compliance with title 14, section 15300.2.

3. SITE SPECIFIC REQUIREMENTS

The operator of the Facility must be familiar with the requirements contained in the General Order, this NOA, and the Monitoring and Reporting Program (MRP) in Section 4 below.

The General Order contains prohibitions and specifications that apply to all wastewater systems, and specifications that apply only to specific treatment and/or disposal systems. The Discharger shall comply with the following specific requirements.

a. Required Technical Reports/Plans

The Discharger shall submit the following plans as described below:

- i. A Spill Prevention and Emergency Response Plan consistent with the requirements of General Order Provision E.1.a. to be received by the San Diego Water Board by **5:00 p.m. on July 11, 2018.**
- ii. A Sampling and Analysis Plan consistent with the requirements of General Order Provision E.1.b to be received by the San Diego Water Board by **5:00 p.m. on July 11, 2018.**
- iii. A Sludge Management Plan consistent with the requirements of General Order Provision E.1.c to be received by the San Diego Water Board by **5:00 p.m. on July 11, 2018.**

Upon approval of the plans by the San Diego Water Board, the Discharger shall implement the plans.

b. Applicable Requirements of the General Order (Aerobic Treatment Units)

The Discharger must comply with Section B.3 and B.4 (Aerobic Treatment Units and Activated Sludge Systems) of the General Order, which includes requirements such as submitting a sludge management plan, discouraging the use of holding tank chemicals and making sure all upgrades and repairs are performed by licensed professionals.

The Discharger shall also comply with Section B.7 (Land Application and/or Recycled Water Systems) of the General Order, which limits when effluent may be discharged depending on rain and wind conditions as well as restricting access to the spray field area to the general public.

The Discharger has also expressed interest in installing a subsurface disposal system in the future. If completed the Discharger is required to notify the San Diego Water Board and comply with Section B.6 of the General Order (Subsurface Disposal Systems) which outlines design requirements and performance standards for the subsurface disposal system. Any subsurface system serving more than 20 people per day must also comply with the U.S. Environmental Protection Agency Underground Injection Control requirements. Those requirements can be found on the link provided in Section B.6.g.

The Discharger must also comply with Section B.8 (Sludge/Solids/Biosolids Disposal) which sets forth requirements for the management and disposal of sludge wastes.

c. Setback Requirements

New discharges must maintain the applicable setbacks specified in Table 3 of the General Order.

4. EFFLUENT LIMITATIONS

The discharger shall not allow effluent concentrations to exceed the following parameters listed in the table below:

Table 1. Effluent Limitations

Constituent	Units	Limitation
Biochemical Oxygen Demand (BOD)	Milligrams per liter (mg/L)	30 (monthly average), 45 (7-day average)
Total Suspended Solids (TSS)	mg/L	30 (monthly average), 45 (7-day average)
Monthly Average of Daily Flowrate	gallons per day (gpd)	12,000

5. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with the monitoring requirements below which are based on the MRP of the General Order.

- a. Submit quarterly and annual monitoring reports as described in Sections A and B of Attachment C of the General Order respectively. The first quarterly report due is the April - June 2018 quarterly report, which must be received by the San Diego Water Board by 5:00 p.m. on July 1, 2018. The first quarterly reporting period will begin the day this NOA takes effect on April 11, 2018. The first annual report due is the 2018 annual report, which must be received by the San Diego Water Board by 5:00 p.m. on March 1, 2019.

- b. A liquid grab sample shall be collected at the end of the treatment process and the samples shall be analyzed and results reported as described in Table 2 below:

Table 2. Effluent Quality Monitoring

Constituent	Units	Sample Type	Sample Frequency ^{b,c}	Reporting Frequency ^{c,d}
Flow Rate ^a	gpd	Meter	Continuous	Quarterly
BOD	mg/L	Grab	Monthly	Quarterly
TSS	mg/L	Grab	Monthly	Quarterly
Total Nitrogen	mg/L	Grab	Quarterly	Quarterly
Total Dissolved Solids	mg/L	Grab	Annually	Annually

Table Notes:

- a. At a minimum, daily average flow rate should be calculated monthly using total flow for the month divided by the number of days in the month. Flow rates may be measured on influent or effluent flow.
 - b. Monthly is defined as a calendar month.
 - c. Annually is defined as a period of 12 consecutive calendar months beginning on January 1.
 - d. Quarterly is defined as a period of three consecutive calendar months beginning on January 1, April 1, July 1, or October 1.
- c. Monitoring of the aeration tank shall consist of the following:

Table 3. Aeration Tank Monitoring

Parameter	Units	Measurement Type	Inspection/Reporting Frequency
Sludge depth and scum thickness in each compartment of each tank	Feet	Staff Gauge	Annually
Distance between bottom of scum layer and bottom of outlet device	Inches	Staff Gauge	Annually
Distance between top of sludge layer and bottom of outlet device	Inches	Staff Gauge	Annually
Effluent filter condition (if equipped, clean as needed)	Not Applicable	Not Applicable	Annually

The aeration tank shall be pumped when any one of the following conditions exists:

- i. The combined thickness of sludge and scum exceeds one-third of the tank depth of the first compartment.
- ii. The scum layer is within 3 inches of the bottom of the outlet device.
- iii. The sludge layer is within 8 inches of the bottom of the outlet device.

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.

- d. The groundwater shall be monitored as described below:

Table 4. Groundwater Monitoring

Constituent	Units	Sample Type	Sample Frequency	Reporting Frequency
Total Dissolved Solids	mg/L	Grab	Annually	Annually
Nitrate	mg/L	Grab	Annually	Annually

The Discharger shall monitor Land Application Areas (LAAs) when wastewater and/or supplemental irrigation water is applied. If wastewater or supplemental irrigation water is applied during a reporting period, the monitoring report shall so state. LAA monitoring shall consist of the following:

Table 5. Land Application Areas

Constituents	Units	Sample Type	Sampling Frequency	Reporting Frequency
Supplemental Irrigation	gpd	Meter ^a	Monthly	Quarterly
Wastewater Flow ^a	gpd	Meter ^a	Monthly	Quarterly
Local Rainfall	Inches	Weather Station ^b	Monthly	Quarterly
Acreage Applied	Acres	Calculated	Monthly	Quarterly
Application Rate	gallons/acre/month	Calculated	Monthly	Quarterly
Soil Erosion Evidence	--	Observation	Monthly	Quarterly
Containment Berm Condition	--	Observation	Monthly	Quarterly
Soil Saturation/Ponding	--	Observation	Monthly	Quarterly
Nuisance Odors/Vectors	--	Observation	Monthly	Quarterly
Discharge Off-Site	--	Observation	Monthly	Quarterly

Table Notes:

- a. Meter requires reading a pump run time meter, or approved method
- b. Weather station may be site-specific station or nearby government weather reporting station

- c. Acreage applied denotes the acreage to which wastewater is applied
- d. Application rate may also be reported as inch/acre/month

6. ENFORCEMENT

Please review this NOA carefully to ensure that it completely and accurately reflects the discharge. If the Discharger violates the terms or conditions listed in the NOA or the General Order, the San Diego Water Board may take enforcement action, including assessment of administrative civil liability. Prior to allowing changes to the wastewater strength, generation rate, or changes to the method of waste disposal, you must contact the San Diego Water Board to determine if submittal of a Report of Waste Discharge is required.

The Discharger is responsible for compliance with the General Order and this NOA. Failure to comply with the requirements in the General Order or this NOA could result in an enforcement action as authorized by provisions of the Water Code. Discharges of wastes other than domestic wastewater are prohibited.

7. ANNUAL FEES AND SAN DIEGO WATER BOARD CONTACT INFORMATION

The discharge has a threat to water quality and complexity rating of 2-B. The annual fee corresponding to a threat to water quality and complexity of 2-B can be found using the current fee schedule;¹ however, based on the flow rate, the discharge qualifies for the 50-percent fee discount. The fee is due and payable on an annual basis until enrollment in the General Order is formally terminated. If the wastewater discharge ceases, you must provide written notice to enable the San Diego Water Board to terminate enrollment and billing.

Please review the conditions specified in this NOA and applicable sections of the General Order and notify the San Diego Water Board if for any reason you are not able to comply with any of the conditions specified in this NOA or the General Order.

Please submit all future monitoring reports and documents required by the General Order to the San Diego Water Board by email. The email submittals must include a signed cover letter with the facility name, facility contact information, and reference code **230289:ACali**. Monitoring reports, documents, and other email submittals must be sent to sandiego@waterboards.ca.gov. Routine email correspondence may be sent directly to individual Board staff members.

Documents that are 50 megabytes or larger should be transferred to a disk and mailed to the San Diego Water Board. For more extensive information provided in larger documents, the Board staff may request that specific individual items such as appendices to large or complex technical reports and/or large drawings, grading plans, or maps continue to be provided in paper format. If you have specific questions about email submittal procedures,

¹ http://www.waterboards.ca.gov/resources/fees/water_quality/

Mr. Pintus

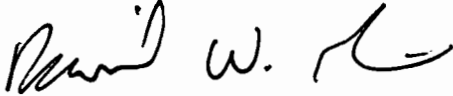
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January 31, 2018

please contact Ms. Cleo Munoz of our Mission Support Services Unit at 619-521-3384, or via email at Cleo.Munoz@waterboards.ca.gov.

Please contact Mr. Brandon Bushnell at 619-521-8044 or via email at Brandon.Bushnell@waterboards.ca.gov if you have any questions or comments.

Respectfully,

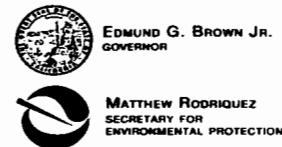


David W. Gibson
Executive Officer

DG:jgs:jac:jro:ac:bb

cc (Via Email): Wes Fromlath <wes@choicewatersolutions.com>

CIWQS INFO	
Place ID	230289
Party ID	6949
Regulatory Measure ID	417287



San Diego Regional Water Quality Control Board

January 31, 2018

Ms. Linda Fleming
Oak Tree Ranch
2239 Black Canyon Rd #80
Ramona, CA 92065

In reply refer to:
245585:ACali

Subject: Notice of Applicability for Order WQ 2014-0153-DWQ, Oak Tree Ranch Private Residential Community, Onsite Wastewater Treatment System

Ms. Fleming:

This Notice of Applicability (NOA) enrolls the discharge from the Oak Tree Ranch Private Residential Community Onsite Wastewater Treatment System (Facility, OWTS) in Order WQ 2014-0153-DWQ, *General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems* (General Order). Hometown America, LLC (hereafter Discharger) is required to comply with the requirements specified in this NOA and all applicable requirements in the General Order. A copy of the General Order is enclosed with this NOA and is available online at:

http://www.swrcb.ca.gov/board_decisions/adopted_orders/water_quality/2014/wqo2014_0153_dwq.pdf

The discharge from the Facility has been regulated by Order No. R9-2007-0046, *Waste Discharge Requirements for Oak Tree Ranch Inc., Oak Tree Ranch Private Residential Community, San Diego County*. However, Hometown America, LLC took ownership of the Facility on October 1, 2016. Order No. R9-2007-0046 is scheduled to be rescinded at the San Diego Water Board's meeting on Wednesday, April 11, 2018. This NOA will be effective upon rescission.

1. FACILITY AND DISCHARGE DESCRIPTION

Oak Tree Ranch Private Residential Community is located at 2239 Black Canyon Road in Ramona, California; within the Ramona Hydrologic Subarea (HSA 905.41). The General Order and this NOA regulate and prescribe monitoring requirements for the treatment and discharge of domestic wastewater. This NOA permits an average daily flow rate of 40,000 gallons per day (gpd). The OWTS consists of a grinder, a flow equalization tank, an aeration tank, two anoxic tanks, a clarifier, and a sludge holding pond. The effluent is discharged to a subsurface leach line system or a backup onsite percolation pond.

2. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is the enrollment of the Facility in the General Order. As such, this project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to title 14, California Code of Regulations, section 15301, and in compliance with title 14, California Code of Regulations, section 15300.2.

3. SITE SPECIFIC REQUIREMENTS

The operator of the Facility must be familiar with the requirements contained in the General Order, this NOA, and the Monitoring and Reporting Program (MRP) in Section 4 below.

The General Order contains prohibitions and specifications that apply to all wastewater systems, and specifications that apply only to specific treatment and/or disposal systems. The Discharger shall comply with the following specific requirements.

a. Required Technical Reports/Plans

The Discharger shall submit the following plans as described below:

- i. A Spill Prevention and Emergency Response Plan consistent with the requirements of General Order Provision E.1.a to be received by the San Diego Water Board by **5:00 p.m. on July 11, 2018.**
- ii. A Sampling and Analysis Plan consistent with the requirements of General Order Provision E.1.b to be received by the San Diego Water Board by 5:00 p.m. on **July 11, 2018.**
- iii. A Sludge Management Plan consistent with the requirements of General Order Provision E.1.c to be received by the San Diego Water Board by **5:00 p.m. on July 11, 2018.**

Upon approval of the plans by the San Diego Water Board, the Discharger shall implement the plans.

b. Applicable Requirements of the General Order (Aerobic Treatment Units)

The Discharger must comply with Section B.3 and B.4 (Aerobic Treatment Units and Activated Sludge Systems) of the General Order, which includes requirements such as submitting a sludge management plan, discouraging the use of holding tank chemicals and making sure all upgrades and repairs are performed by licensed professionals.

The Discharger shall also comply with Section B.12 (Wastewater Pond Monitoring) of the General Order when the percolation pond is in use. The requirements for monitoring the pond are listed in Section 5.f below.

The Discharger is also required to notify the San Diego Water Board and comply with Section B.6 of the General Order (Subsurface Disposal Systems) which outlines design requirements and performance standards for the subsurface disposal system. Any subsurface system serving more than 20 people per day must also comply with the U.S. Environmental Protection Agency Underground Injection Control requirements. Those requirements can be found on the link provided in Section B.6 subsection g.

The Discharger must also comply with Section B.8 (Sludge/Solids/Biosolids Disposal) which sets forth requirements for the management and disposal of sludge wastes.

c. Setback Requirements

New discharges must maintain the applicable setbacks specified in Table 3 of the General Order.

4. EFFLUENT LIMITATIONS

The discharger shall not allow effluent concentrations to exceed the following parameters listed in the table below:

Table 1. Effluent Limitations

Constituent	Units	Limitation
Biological Oxygen Demand (BOD)	mg/L	30 (monthly average), 45 (7-day average)
Total Suspended Solids (TSS)	mg/L	30 (monthly average), 45 (7-day average)
Total Nitrogen	mg/L	10
Monthly Average of Daily Flowrate	gpd	40,000

5. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with the monitoring requirements below which are based on the MRP of the General Order.

- a. Submit quarterly and annual monitoring reports as described in Sections A and B of Attachment C of the General Order respectively. The first quarterly report due is the April - June 2018 quarterly report, which must be submitted to the San Diego Water Board by 5:00 p.m. on July 1, 2018. The first quarterly reporting period will begin the day this NOA takes effect on April 11, 2018. The first annual report due is the 2018 annual report, which must be submitted to the San Diego Water Board by 5:00 p.m. March 1, 2019.

- b. A liquid grab sample shall be collected at the end of the treatment process and the samples shall be analyzed and results reported as described in Table 2 below:

Table 2. Effluent Quality Monitoring

Constituent	Units	Sample Type	Sample Frequency ^{b,c}	Reporting Frequency ^{c,d}
Flow Rate ^a	gpd	Meter	Continuous	Quarterly
BOD	mg/L	Grab	Monthly	Quarterly
TSS	mg/L	Grab	Monthly	Quarterly
Total Nitrogen	mg/L	Grab	Quarterly	Quarterly
Total Dissolved Solids	mg/L	Grab	Quarterly	Annually

Table Notes:

- a. At a minimum, daily average flow rate should be calculated monthly using total flow for the month divided by the number of days in the month. Flow rates may be measured on influent or effluent flow. Flow rates may be measured on influent or effluent flow.
 - b. Monthly is defined as a calendar month.
 - c. Annually is defined as a period of 12 consecutive calendar months beginning on January 1.
 - d. Quarterly is defined as a period of three consecutive calendar months beginning on January 1, April 1, July 1, or October 1.
- c. Monitoring of the aeration tank shall consist of the following:

Table 3. Aeration Tank Monitoring

Parameter	Units	Measurement Type	Inspection/Reporting Frequency
Sludge depth and scum thickness in each compartment of each tank	Feet	Staff Gauge	Annually
Distance between bottom of scum layer and bottom of outlet device	Inches	Staff Gauge	Annually
Distance between top of sludge layer and bottom of outlet device	Inches	Staff Gauge	Annually
Effluent filter condition (if equipped, clean as needed)	Not Applicable	Not Applicable	Annually

The aeration tank shall be pumped when any one of the following conditions exists:

- i. The combined thickness of sludge and scum exceeds one-third of the tank depth of the first compartment.
- ii. The scum layer is within 3 inches of the outlet device.
- iii. The sludge layer is within 8 inches of the outlet device.

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.

- d. The groundwater shall also be monitored as described below:

Table 4. Groundwater Monitoring

Constituent	Units	Sample Type	Sample Frequency	Reporting Frequency
Total Dissolved Solids	mg/L	Grab	Annually	Annually
Nitrate	mg/L	Grab	Annually	Annually

- e. Monitoring of the subsurface disposal area is required 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 shall include the following at a minimum:

Table 5. Subsurface Disposal

Constituent	Inspection Frequency ^e	Inspection/Reporting Frequency ^e
Pump Controllers, Automatic Valves, etc. ^a	Quarterly	Quarterly
Nuisance Odor Condition	Quarterly	Quarterly
Saturated Soil Conditions ^b	Quarterly	Quarterly
Plant Growth ^c	Quarterly	Quarterly
Vectors or Animal Burrowing ^d	Quarterly	Quarterly

Table Notes:

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

- e. Quarterly is defined as a period of three consecutive calendar months beginning on January 1, April 1, July 1, or October 1.
- f. The Discharger shall monitor the wastewater pond system when the pond is in use as a disposal method. The wastewater pond monitoring shall consist of the following:

Table 6: Wastewater Pond Monitoring

Constituent	Units	Sample Type	Sample Frequency ^{b,c}	Reporting Frequency ^{c,d}
Dissolved Oxygen	mg/L	Grab	Monthly	Quarterly
Freeboard	0.1 feet	Measurement	Monthly	Quarterly
Odors	--	Observation	Monthly	Quarterly
Berm conditions	--	Observation	Monthly	Quarterly

6. ENFORCEMENT

Please review this NOA carefully to ensure that it completely and accurately reflects the discharge. If the Discharger violates the terms or conditions listed in the NOA or the General Order, the San Diego Water Board may take enforcement action, including assessment of administrative civil liability. Prior to allowing changes to the wastewater strength, generation rate, or changes to the method of waste disposal, you must contact the San Diego Water Board to determine if submittal of a Report of Waste Discharge is required.

The Discharger is responsible for compliance with the General Order and this NOA. Failure to comply with the requirements in the General Order or this NOA could result in an enforcement action as authorized by provisions of the Water Code. Discharges of wastes other than domestic wastewater are prohibited.

7. ANNUAL FEES AND SAN DIEGO WATER BOARD CONTACT INFORMATION

The discharge has a threat to water quality and complexity rating of 2-B. The annual fee corresponding to a threat to water quality and complexity of 2-B can be found using the current fee schedule;¹ however, based on the flow rate, the discharge qualifies for the 50-percent fee discount. The fee is due and payable on an annual basis until enrollment in the General Order is formally terminated. If the wastewater discharge ceases, you must provide written notice to enable the San Diego Water Board to terminate enrollment and billing.

Please review the conditions specified in this NOA and applicable sections of the General Order and notify the San Diego Water Board if for any reason you are not able to comply with any of the conditions specified in this NOA or the General Order.

¹ http://www.waterboards.ca.gov/resources/fees/water_quality/

Ms. Fleming

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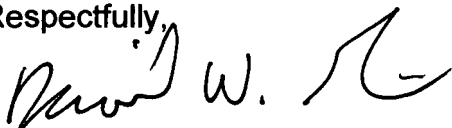
January 31, 2018

Please submit all future monitoring reports and documents required by the General Order to the San Diego Water Board by email. The email submittals must include a signed cover letter with the facility name, facility contact information, and reference code **245585:ACali**. Monitoring reports, documents, and other email submittals must be sent to sandiego@waterboards.ca.gov. Routine email correspondence may be sent directly to individual Board staff members.

Documents that are 50 megabytes or larger should be transferred to a disk and mailed to the San Diego Water Board. For more extensive information provided in larger documents, the Board staff may request that specific individual items such as appendices to large/complex technical reports and/or large drawings, grading plans, or maps continue to be provided in paper format. If you have specific questions about email submittal procedures, please contact Ms. Cleo Munoz of our Mission Support Services Unit at 619-521-3384, or via email at Cleo.Munoz@waterboards.ca.gov.

Please contact Mr. Brandon Bushnell at 619-521-8044 or via email at Brandon.Bushnell@waterboards.ca.gov if you have any questions or comments.

Respectfully,



David W. Gibson
Executive Officer

DG:jgs:jac:jro:ac:bb

cc (Via Email): Water Quality Specialists <office@wqsca.com>

CIWQS INFO	
Place ID	245585
Party ID	32413
Regulatory Measure ID	417286