
Central Valley Regional Water Quality Control Board

3 November 2023

Certified Mail

7022-2410-0001-5093-8824

TMPG Oakwood Trails, LLC.
Rodger Miller
2603 Camino Ramon, Suite 450
San Ramon, CA 94583

Certified Mail

7022-2410-0001-5093-8817

Meritage Homes
Jeremy Goulart
2850 Gateway Oaks Drive, Suite 200
Sacramento, CA 95833

**REVISED NOTICE OF APPLICABILITY
WATER QUALITY ORDER 2003-0003-DWQ
STATEWIDE WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES TO LAND
WITH A LOW THREAT TO WATER QUALITY
TMPG OAKWOOD TRAILS, LLC., OAKWOOD TRAILS PROJECT, SAN JOAQUIN
COUNTY**

On 14 April 2022, ENGEO Incorporated submitted a Notice of Intent (NOI) of behalf of TMPG Oakwood Trails, LLC. (Discharger) to obtain coverage under Water Quality Order 2003-0003-DWQ, *Statewide General Waste Discharge Requirements for Discharges to Land with a Low Threat to Water Quality* (hereafter General Order) for construction dewatering for the Oakwood Trails Project. The submittal contains all the information required to evaluate applicability of the General Order; therefore, the NOI is considered complete. Based on the information provided in the NOI, the discharge meets the conditions of the General Order. The discharge is hereby covered under State Water Resources Control Board General Order 2003-0003-DWQ-0235. Please include this number on all correspondence related to this discharge.

On 27 October 2023, ENGEO Incorporated, on behalf of TMPG Oakwood Trails, LLC. and Meritage Homes, submitted a revised NOI to include an additional discharge area to provide additional capacity for the discharge. Based on the NOI, Meritage Homes owns the property where the additional discharge area is located. Therefore, Meritage Homes has been added as a co-Discharger and the additional discharge area is included in this revised NOA.

PROJECT LOCATION AND DESCRIPTION

The Oakwood Trails project is located northwest of the intersection of McKinley Avenue and Woodward Way in Manteca, California, as shown on Attachment A. The site is

bounded by a mix of residential development and agricultural land. The proposed project includes the construction of single-family residences, underground utilities, paved streets, water basins, landscaping, and associated improvements.

ENGEO has performed geotechnical exploration for the subject property, most recently in 2019. Groundwater is expected to be encountered between 4 and 9 feet below ground surface (bgs). Construction dewatering will be necessary during proposed grading and underground utility construction installation activities. Groundwater extracted through the dewatering process is planned to be discharged to three proposed receiving basins, shown on Attachment A. The southern most discharge area is located on property owned by Meritage Homes, which has approved the use of this area as a discharge location for the dewatering activities conducted by TMPG Oakwood Trails, LLC.

Extracted water will be conveyed through a pipe to the discharge locations. Construction dewatering activities are expected to begin July 2022 and continue through March 2023. Dewatering is estimated to produce up to approximately 3.5 million gallons per day (MGD) during the initial drawdown and an average of 1.0 MGD thereafter. The discharge areas are expected to have sufficient capacity to receive the proposed dewatering water.

The Water Quality Control Plan for the Sacramento River and San Joaquin River Basins, Fifth Edition, revised May 2018 (hereafter Basin Plan), designates beneficial uses, establishes water quality objectives, contains implementation plans and policies for protecting waters of the basin, and incorporates by reference plans and policies adopted by the State Water Resources Control Board. Pursuant to §13263(a) of the California Water Code (CWC), waste discharge requirements must implement the Basin Plan.

FACILITY-SPECIFIC REQUIREMENTS

The General Order and this Notice of Applicability regulates construction dewatering for the Oakwood Trails Project.

1. Wastewater generated during construction dewatering shall be disposed of as described in the Notice of Intent, the Discharger Monitoring Program (DMP), and in accordance with the requirements contained in the General Order.
2. Construction dewatering discharged at a location or in a manner different from that described in the Notice of Intent or this Notice of Applicability is prohibited.
3. All technical reports required herein that involve evaluation, 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, section 6735, 7835, and 7835.1. As required by these laws, completed technical

reports must bear the signature(s) and seal(s) of the registered professional(s) in a manner such that all work can be clearly attributed to the professional responsible for the work.

4. Monitoring results shall be submitted on a semi-annual basis in accordance the General Order's Monitoring and Reporting Program. For the January through June reporting period, the monitoring report is due August 15. For the July through December reporting period, the monitoring report is due February 15.
5. The Discharger shall submit the required annual fee (as specified in the annual billing issued by the State Water Resources Control Board) until the Notice of Applicability is officially terminated. To terminate the NOA, please submit a Notice of Termination (Attachment 4 in the General Order) to centralvalleysacramento@waterboards.ca.gov.
6. Failure to abide by the conditions of the General Order, including its monitoring and reporting requirements, and this letter authorizing applicability could result in enforcement actions, as authorized by provisions of the California Water Code.

DOCUMENT SUBMITTALS

All monitoring reports and other correspondence should be converted to searchable Portable Document Format (PDF) and submitted electronically. Documents that are less than 50 MB should be emailed to:

centralvalleysacramento@waterboards.ca.gov

To ensure that your submittal is routed to the appropriate staff person, the following information should be included in the body of the email or any documentation submitted to the mailing address for this office:

Facility Name: Oakwood Trails Project, San Joaquin County		
Program: Non-15 Compliance	Order: 2003-0003-DWQ-0235-revised	CIWQS Place ID: 880649

Documents that are 50 MB or larger should be transferred to a CD, DVD, or flash drive and mailed to:

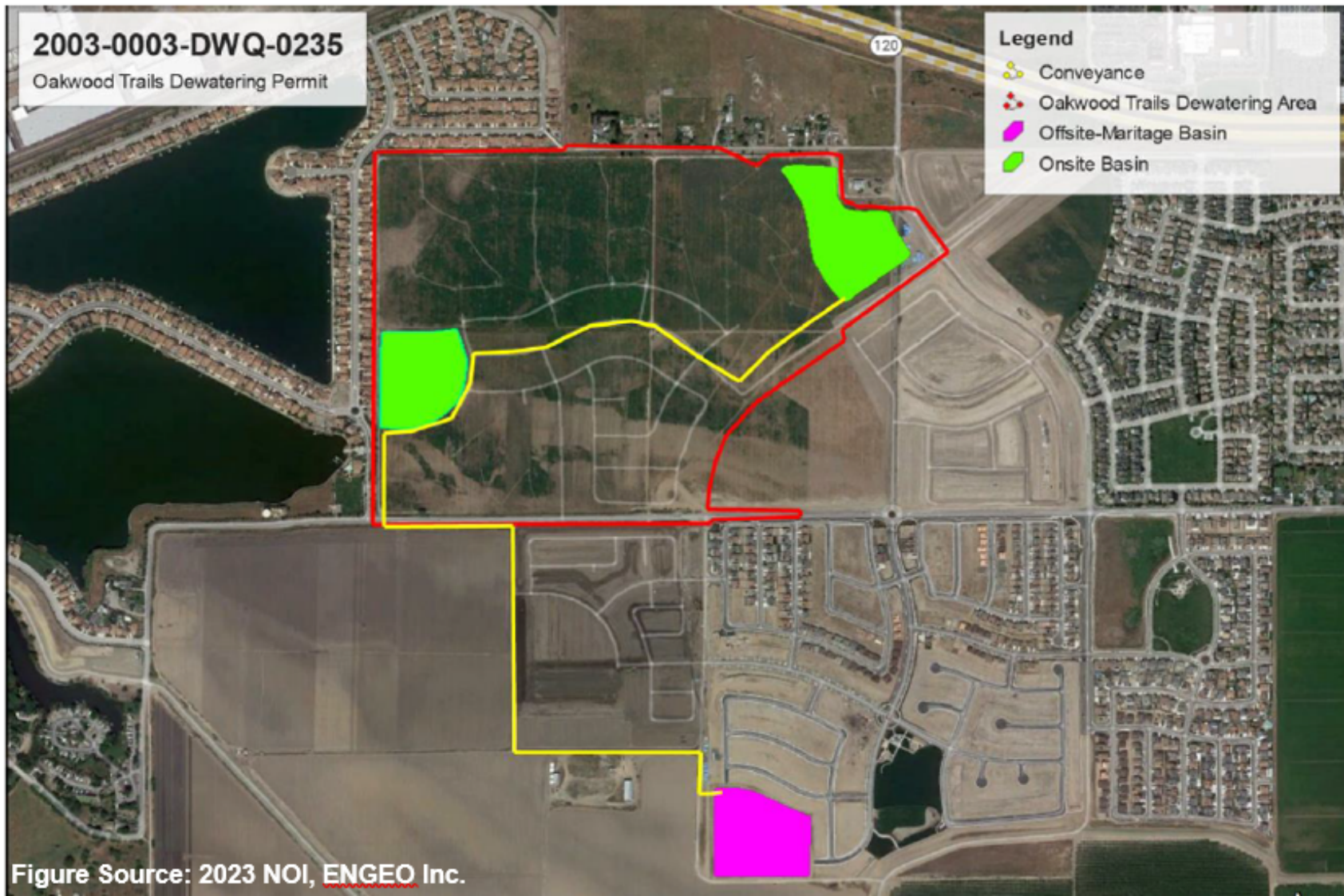
Central Valley Regional Water Quality Control Board
ECM Mailroom
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670

Now that the revised NOA has been issued, the Board's Compliance and Enforcement section will take over management of your case. Brendan Kenny is your new point of contact for any questions about the Order. In addition, all monitoring and technical reports should be submitted to him. The enclosed transmittal sheet shall be included with each monitoring report. If you find it necessary to make a change to your permitted operations, Brendan will direct you to the appropriate Permitting staff. You may contact Brendan at bkenny@waterboards.ca.gov.

for PATRICK PULUPA
Executive Officer

Enclosures: Water Quality Order No. 2003-0003-DWQ
Attachment A: Site Location Map

cc w/o enc: San Joaquin County Environmental Health Department, Stockton



0.25 miles

SITE LOCATION AND FEATURES MAP
OAKWOOD TRAILS PROJECT
SAN JOAQUIN COUNTY