



California Regional Water Quality Control Board Los Angeles Region



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June 2, 2004

Mrs. Mary E. Fredrick
Quail Ranch, Tract 50173-01
606 Alamo Pintado Road
Solvang, CA 93463

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7002 2030 0006 2095 4846

Dear Mrs. Fredrick:

GENERAL WASTE DISCHARGE REQUIREMENTS FOR PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS IN AREAS WHERE GROUNDWATER IS USED OR MAY BE USED FOR DOMESTIC PURPOSES – TRACT 50173-01, QUAIL RUN DEVELOPMENT, ADJACENT TO SULTUS STREET BETWEEN ROLLING HILLS & BROOKEN AVENUES, CANYON COUNTRY, CA 91387 (FILE NO. 92- 15)

We have completed our review of your application for Waste Discharge Requirements (WDRs) for the domestic wastewater that will be generated by the onsite septic disposal systems in Tract 50173-01.

Mary E. Fredrick (Discharger) plans to develop Tract 50173-01 (approximately 16 acres) into 8 single-family homes which will discharge their domestic wastewater into individual septic disposal systems (leachfields). Tract 50173-01 is a subset of Tentative Tract Map No. 50173 consisting of 14 lots on 30.1 acres. Vested Tract 50173 received approval on December 14, 1994 from the Los Angeles Department of Regional Planning after a Negative Declaration determination was issued under the California Environmental Quality Act (CEQA). On September 8, 1998, Tentative Tract 50173-01 received approval from the Los Angeles County Department of Health Services with the condition that the developer contact the Regional Board for WDRs.

After Tract 50173-01 is fully developed, it is expected that a discharge volume between 2400 gallons per day (gpd) and 4000 gpd of domestic wastes will be discharged to the sewage disposal systems. Tract 50173-01 is located in Sand Canyon south and east of the intersection of Sand Canyon Road and Highway 14 in Los Angeles County's unincorporated Canyon County area. Quail Ranch lies in the recharge area for the Santa Clara-Mint Canyon sub-area of the Eastern Santa Clara Basin. Soil Tech, Inc., the geotechnical company making the onsite investigation stated that "free groundwater conditions in the vicinity of the site are considered to be greater than 100 feet" citing the United States Geological Survey's 1974 Hydrogeologic Map of Southern California, Water Resources Investigation 48-73. No groundwater was found on Tract 50173 during the 1990 geotechnical investigation of the subsurface conditions for Tract 50173 when nine boreholes were drilled from depths of 12 to 30 feet.

Regional Board staff have reviewed the information provided and have determined that the proposed discharge meets the conditions specified in Order No. 91-94, "General Waste Discharge Requirements for Private Subsurface Sewage Disposal Systems in Areas Where

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Groundwater is Used or May Be Used for Domestic Purposes,” adopted by this Regional Board on July 3, 1991.

Enclosed are your Waste Discharge Requirements (WDRs), consisting of Order No. 91-94, Monitoring and Reporting Program No. CI-8739 and Standard Provisions-Applicable to Waste Discharge Requirements. These WDRs become effective upon receipt by these WDRs by the Discharger. The Discharger must comply with the following conditions:

1. Upon the first sale of any lot that is covered by this general permit, a Homeowners Association will be formed that will include all owners of lots within Tract 50173-01. The purpose of the Homeowners Association will include the obligation to perform the required monitoring, including well monitoring, as directed in MRP CI-8739. The Homeowner Association is required to be the home purchaser's agent for the purpose of permit compliance.
2. Prior to the first sale, a Declaration of Covenants, Conditions and Restrictions (CC&Rs) will be recorded as an encumbrance against the Property. The CC&Rs will include provisions that will obligate the owners of residential lots within the Property to comply with all requirements of this general permit.
3. Each homebuyer will receive a copy of Order No. 91-94, this cover letter, the accompanying Fact Sheet and MRP CI-8739 prior to the close of escrow for the purchase of a lot within Tract 50173-01.
4. A clear written statement from the Discharger shall be made to each purchaser, explaining that the purchaser is accepting responsibility for compliance with the terms of this General Permit.
5. The Discharger is responsible for compliance with the WDR and the Monitoring and Reporting Program until the time that a written agreement between the applicant and each lot owner and member of the Homeowners Association (future Discharger) becomes effective.
6. In lieu of the required groundwater monitoring, the Discharger has an option to install dry line lateral sewers extending from each residential unit to a public street. If the Discharger chooses this option, the Discharger must submit a letter of intent within 60 days from the enrollment date (June 2, 2004). In this event, the Regional Board will not require groundwater monitoring unless there is technical information showing potential impact to groundwater in the area. Evidence of installation of the dry line lateral sewer to this Regional Board must be submitted 90 days prior to commencement of discharge at each residence.

The Monitoring and Reporting Program requires you to implement the monitoring program on the effective date of coverage under this permit. All monitoring reports should be sent to the Regional Board, ATTN: Information Technology Unit.

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When submitting monitoring or technical reports to the Regional Board per these requirements, please include a reference to "Compliance File No. CI-8739", which will assure that the reports are directed to the appropriate file and staff. Also, please do not combine other reports with your monitoring reports. Submit each type of report as a separate document.

We are sending copies of Order No. 91-94 and Standard Provisions-Applicable to Waste Discharge Requirements only to the applicant. A copy of the Order or Standard Provisions will be furnished to anyone upon request.

If you have any questions, please contact Dr. Kwangil Lee at (213) 620-2269 or Ms. Toni Callaway at (213) 620-2271.

Sincerely,

Dennis A. Dickerson
Executive Officer

Enclosures:

1. General WDR Order No. 91-94
2. Standard Provisions
3. Monitoring and Reporting Program No. 8739
4. Fact Sheet

cc: Mr. Michael Lauffer, Office of Chief Counsel, State Water Resources Control Board
Mr. Robert Sams, Office of Chief Counsel, State Water Resources Control Board
Mr. Richard Wagner, Los Angeles County, Department of Health Services
Mr. Wynsor Kawamoto, County of Los Angeles, Department of Health Services
Mr. Joe Sargent, Sargent and Company
Mr. Paul McCarthy, County of Los Angeles, Department of Regional Planning, Division of Land Research and Enforcement
Ms. Becky Valenti, County of Los Angeles, Department of Health Services
Ms. Jill Sourial, County of Los Angeles, Department of Regional Planning, Subdivision Section
Ms. Randine Ruiz, County of Los Angeles, Department of Public Works

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