STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

ORDER NO. R4-2003-0058

WASTE DISCHARGE REQUIREMENTS
FOR
SIERRA HEIGHTS CO., LLC AND SIERRA CONCORD CO., LLC
(SIERRA HEIGHTS MOBILE HOME ESTATES)
(File No. 87-37)

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) finds:

PURPOSE OF ORDER

1. Sierra Heights Co., LLC operates a mobile home park commonly known as Sierra Heights Mobile Home Estates (SHMHE) located at 30000 Sand Canyon Road, Canyon Country, California 91387 (Figure 1). The land on which SHMHE is located is owned by Sierra Concord Co., LLC. Sierra Heights Co., LLC and Sierra Concord Co. LLC are both subject to this Order and are collectively hereinafter identified as the Discharger.

2. SHMHE consists of 123 mobile homes and an on-site wastewater treatment plant. Domestic wastewaters produced from SHMHE are treated at the wastewater treatment plant which has a design capacity of 40,000 gallons per day (gpd), and final effluent is discharged to a seepage pit and leach field system, under requirements contained in Waste Discharge Requirements (WDR) Order No. 90-145, adopted by the Regional Board on October 22, 1990.

3. Section 13263(e) of the California Water Code provides that all requirements shall be periodically reviewed, and upon such review, may be revised by the Regional Board. On January 13, 2003, the Discharger filed an updated Report of Waste Discharge (RoWD) for its wastes and disposal system. Consequently, the waste discharge requirements for SHMHE are being updated.

FACILITY AND TREATMENT PROCESS DESCRIPTION

4. SHMHE, a total of 40 acres, is located at the toe of Mint Canyon and has approximately 352 residents. SHMHE was developed in two phases. The first phase was developed in the middle of 1975 for thirty-seven mobile home spaces. The second phase was developed in 1990 for an additional eighty-six spaces.

5. SHMHE is located in an unsewered area of Canyon Country in the vicinity of the City of Santa Clarita. No public sewers have been scheduled near SHMHE. The nearest sewer collection system is approximately one and a half miles from SHMHE.

6. SHMHE currently operates a secondary extended aeration wastewater treatment plant, which includes two activated sludge tanks, a clarifier, a chlorinating tank and a holding tank. The plant was originally designed and built for a capacity of 9,500 gallons per day (gpd) in 1988. In 1990, the plant was upgraded to 30,000 gpd. In 1999, a new 35,000-gallon clarifier tank was added. A 29,500-gallon aeration tank was also added to the existing treatment plant in 2001. Treated effluent from the holding tank is currently discharged to eighteen seepage pits located near the rear of SHMHE's office and three leachfields located in an open area by the corner of Sand Canyon Road and Sierra Highway (Figure 2). With the increased disposal capacity, the Discharger has indicated that the existing disposal system for SHMHE has a maximum capacity of approximately 40,000 gpd. In addition, for adequate maintenance of the plant, a part of treated effluent is stored in a 100,000-gallon capacity pond lined with a plastic impermeable membrane. The lined pond is currently aerated. Stored water in the lined pond is pumped and hauled to a legal wastewater treatment facility for further treatment and disposal. The secondary waste sludge from the plant is hauled to Saugus Water Reclamation Plant for disposal.

7. The wastewater treatment plant provides secondary treatment for wastewater prior to discharge to the seepage pit/leach field system. The plant can produce an effluent similar in quality to that produced by secondary treatment processes as required by the U.S. Environmental Protection Agency (USEPA) for publicly owned treatment works (POTWs) treating municipal wastewater. Section 301(b)(1)(B) of the Federal Clean Water Act requires publicly owned treatment works (POTWs) to meet effluent limitations based upon secondary treatment. These effluent limits are established in the Code of Federal Regulations, 40 CFR 125.3, which also requires secondary treatment as a technology based standard for POTWs. The minimum effluent levels for treatment for POTWs as established in Part 133.102 of 40 CFR are:

Constituent	Units*	Monthly Average	7-Day Average
BOD_5	mg/L	30	45
Total suspended solids	mg/L	30	45

* mg/L: milligrams per liter.

Because such levels can be achieved by small package treatment plants similar to SHMHE's plant, these standards have been established as "end of pipe" effluent limits.

8. The Discharger indicated that according to Los Angeles County Hydrologic Records, the groundwater below the site is approximately 90 feet below ground surface (bgs). The Discharger also reported that the 1996 groundwater level in a well (number 7174D) located approximately 1/4 mile to the north of SHMHE was 14 feet bgs. Seasonal fluctuations of groundwater levels beneath the site may occur from varying amounts of rainfall and irrigation.

9. The disposal site, located in the northeast ¼ of section 11, T4N, R15W, S.B.B., is in the Eastern Hydrologic Subarea within the Upper Santa Clara River Hydrological Area of the

Santa Clara-Calleguas Hydrologic Unit. SHMHE's approximate Latitude is 34 ^{o} 26' 59.05" and its Longitude is -118 ^{o} 25' 21.6".

10. There is no drinking water supply well within 3/4 mile of the property. Potable water is provided by the Castaic Lake Water Agency, City of Santa Clarita Water Division. The water supply quality sampling data during the year 2002 indicate the following ranges:

Constituent	Units	Range Minimum	Maximum
Total Dissolved Solids (TDS)	mg/L	619	788
Sulfates	mg/L	126	172
Nitrates (as NO_3)	mg/L	13.2	42.3
Arsenic	mg/L	2.0	2.4

11. The Discharger has reportedly experienced operational problems with TDS and chloride from the system. The Discharger has indicated that the exceedances might be due to poor water supply quality and water softener brines discharged by some residents at the site. The Discharger does not currently prohibit discharge of water softener brines; however, the Regional Board is now requiring the Discharger to do so.

APPLICABLE LAWS, PLANS, POLICIES AND REGULATIONS

12. On June 13, 1994, the Regional Board adopted a revised *Water Quality Control Plan for the Coastal Watersheds of Los Angeles and Ventura Counties* (Basin Plan) which was amended on January 27, 1997 by Regional Board Resolution No. 97-02. The Basin Plan (i) designates beneficial uses for surface waters and groundwaters, (ii) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state antidegradation policy (*Statement of Policy with Respect to Maintaining High Quality Waters in California*, State Water Resources Control Board [State Board] Resolution No. 68-16, October 28, 1968), and (iii) describes implementation programs to protect all waters in the Region. In addition, the Basin Plan incorporates by reference applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. The Regional Board prepared the 1994 update of the Basin Plan to be consistent with previously adopted State and Regional Board plans and policies. This Order implements the plans, policies, and provisions of the Basin Plan.

13. The Basin Plan designates beneficial uses and water quality objectives for the following waterbody:

Groundwater (Eastern Santa Clara/Santa Clara-Mint Canyon Basin):

Existing: municipal and domestic water supply, industrial process supply, industrial service supply, and agricultural supply.

The water quality objectives for this hydrological area are:

Constituent	Units	Water Quality Objective
Total Dissolved Solids (TDS)	mg/L	800
Chloride	mg/L	150
Sulfates	mg/L	150
Boron	mg/L	1.0

14. In accordance with the Governor's Executive Order requiring any proposed activity to be reviewed to determine whether such activity will cause additional energy usage, Regional Board staff believe that implementation of these wastes discharge requirements would not cause an increase in energy usage.

CEQA and NOTIFICATION

15. This project involves an existing facility and, as such, is exempt from the provisions of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) in accordance with California Code of Regulations, title 14, section 15301.

16. The Regional Board has notified the Discharger and interested agencies and persons of the intent to issue Waste Discharge Requirements for this discharge, and has provided them with an opportunity to submit their written views and recommendations for the requirements.

17. The Regional Board, in a public meeting, heard and considered all comments pertaining to the discharge and to the tentative requirements.

18. Pursuant to California Water Code section 13320, any aggrieved party may seek review of this Order by filing a petition with the State Board. A petition must be received by the State Water Resources Control Board, P.O. Box 100, Sacramento, California, 95812, within 30 days of the date this Order is adopted.

IT IS HEREBY ORDERED that Sierra Concord Co., LLC and Sierra Heights Co., LLC shall be responsible for and shall comply with the following requirements in all operations and activities at SHMHE:

A. INFLUENT LIMITATIONS

1. Waste received by the wastewater treatment plant shall be limited to domestic wastewater only. No water softener regeneration brines or industrial or commercial wastewater shall be discharged to the plant.

2. The maximum daily discharge to the on-site wastewater treatment plant systems shall not exceed a flow of 40,000 gpd. This flow limitation also applies to effluent discharged to the seepage pits and leachfields.

B. EFFLUENT LIMITATIONS

1. Effluent discharged from the secondary wastewater treatment plant shall not contain constituents in excess of the following limits:

Effluent Limitations **Constituent**	**Units***	**Monthly Average**	**Daily Maximum**
BOD_5	mg/L	30	45
Suspended solids	mg/L	30	45
Total Dissolved Solids	mg/L	800[1]	----
Sulfate	mg/L	150[1]	----
Chloride	mg/L	150[1]	----
Boron	mg/L	1.0[1]	----

* mg/L: milligrams per liter

[1] An exceedance of the effluent limits for TDS, sulfate, chloride, and boron caused by domestic water supply shall not constitute a violation, if the Discharger provides supporting documentation that it is caused by the domestic water supply.

2. Wastewater discharged to the seepage pit/leachfield system shall not contain additives or residual chlorine levels such that the biomat layer or the hydraulic capacity of the seepage pit/leachfield system is irreparably damaged.

3. The effluent discharge shall not contain heavy metals, arsenic, cyanide, or other EPA priority pollutants in concentrations exceeding the limits contained in the State Department of Health Services' Primary Drinking Water Standards.

4. The pH of wastes discharged shall be within the range of 6 to 9.

5. Radioactivity of the waste discharged shall not exceed the limits specified in California Code of Regulations, title 22, section 64441 et seq., or subsequent revisions.

C. GROUNDWATER LIMITATIONS

1. The wastewater discharged shall not exceed or cause the receiving groundwater to contain constituents in excess of the following limits:

Constituent	Units*	Monthly Average
Nitrate + Nitrite + Ammonia (as Nitrogen)	mg/L	10

2. The concentration of total coliform in receiving water over a seven-day period shall be less than 1.1 most probable number (MPN) per 100 milliliters.

3. "Receiving water" for the purpose of these waste discharge requirements, is defined as groundwater at a point no greater than fifty (50) feet hydraulically downgradient of the furthermost extent of the disposal area, or the property line of SHMHE, whichever is less.

D. PROHIBITIONS

1. There shall be no waste overflows or discharge of partially treated wastes to waters of the State (including storm drains) at any time.

2. No part of the disposal system shall be closer than 100 feet to any water well.

3. No part of the treatment system and the seepage pit/leachfield system shall extend to a depth below ground where wastes may deleteriously affect an aquifer that is usable for domestic purposes. At all times, a minimum of 10 feet of vertical separation between the disposal system and the water table must be maintained.

4. Wastes shall not be disposed of in geologically unstable areas or so as to cause earth movement.

5. Wastes discharged shall not impart tastes, odors, color, foaming or other objectionable characteristics to the receiving water.

6. Adequate facilities shall be provided to divert surface and storm water away from the treatment plant and disposal system and from areas where any potential pollutants are stored.

7. The septic tanks, treatment system, sewer collection system and the disposal system shall be protected from damage by storm flows or runoff generated by a 100-year storm.

8. There shall be no onsite disposal of sludge. Any offsite disposal of sewage or sludge shall be made only to a legal point of disposal. For purposes of this Order, a legal disposal site is one for which requirements have been established by a regional water quality control board, and which is in full compliance therewith. Any

sewage or sludge handling shall be in such a manner as to prevent its reaching surface waters or watercourses.

9. The treatment system, including the collection system that is a part of the treatment system and the disposal system, shall be maintained in such a manner that prevents sewage from surfacing or overflowing at any location.

10. Sewage odors shall not be detectable.

11. Wastes discharged shall at no time contain any substances in concentration toxic to human, animal, plant, or aquatic life.

12. The discharge of waste shall not create a condition of pollution, contamination, or nuisance.

13. Nutrient materials in the waste discharged shall not cause objectionable aquatic growths or degrade indigenous biota.

14. The direct or indirect discharge of any wastewater to surface waters or surface water drainage courses is prohibited.

15. The lined pond shall not contain floating materials, including solids, foams or scum in concentrations that cause nuisance, adversely affect beneficial uses, or serve as a substrate for undesirable bacterial and algae growth and insect vectors.

16. The lined pond and the berms surrounding the pond shall not contain plants, shrubs, and bushes that may damage the berms and the pond liner.

17. The discharge of any wastes or overflow from the lined pond to any water course or drainage ditch is prohibited at all times. The water levels in the lined pond shall be maintained at a level to ensure that rainfall and storm flows will not cause overtopping. A minimum of two feet of freeboard is required.

E. PROVISIONS

1. A copy of this Order shall be maintained at the wastewater treatment plant so as to be available at all times to operating personnel.

2. The Discharger shall file with the Regional Board technical reports on self-monitoring work performed according to the detailed specifications contained in Monitoring and Reporting Program No. CI 6803 attached hereto and incorporated herein by reference, as directed by the Regional Board Executive Officer (Executive Officer). The results of any monitoring done more frequently than required at the location and/or times specified in the Monitoring and Reporting

Program shall be reported to the Regional Board. Monitoring and Reporting Program No. 6803 contains requirements, among others, specifying that a monitoring program for groundwater shall be established so that the groundwater immediately downgradient and upgradient from the discharge area can be measured, sampled, and analyzed to determine if discharges from the seepage pit/leachfield system are impacting water quality. Submittal of a plan for monitoring groundwater, which is subject to the approval of the Executive Officer, is due by May 31, 2003.

3. In accordance with section 13260(c) of the California Water Code, the Discharger shall file a report of any material change or proposed change in the character, location, or volume of the discharge.

4. The Discharger shall ensure that the capacity of the disposal area is adequate for the discharge and that adequate steps are taken to accommodate system failures and/or to deal with loss of the soil assimilative capacity.

5. The Discharger shall have the existing treatment and disposal system inspected by May 31, 2003. The inspector shall assess the condition and capacity of the treatment plant and disposal system, including the lined pond, and ascertain any corrections needed. By June 30, 2003, the Discharger shall submit a report with the inspection information and a contingency plan addressing the steps that will be taken to deal with any failure of the treatment and disposal systems.

6. The Discharger shall cause the treatment and disposal systems to be inspected annually during the life of this Order by an inspector to be retained by the Discharger. The inspector shall specify the condition of the treatment system and the disposal system. The inspector should also assess the capacity of the seepage/leachfield system.

7. The Discharger shall file a written report with the Regional Board within 90 days after the average dry-weather flow for any month equals or exceeds 90 percent of the design capacity of the waste treatment and/or disposal facilities. The report shall detail provisions to cope with flows in excess of 90 percent of the design capacity.

8. The Discharger shall establish baseline bacteria levels in the effluent from the treatment system by monitoring bacteria in wastewater prior to discharge into the leachfields and groundwater.

9. The Discharger shall comply with all applicable requirements of chapter 4.5 (commencing with section 13290) of division 7 of the California Water Code.

10. The Regional Board is currently developing a Total Maximum Daily Load (TMDL) for nitrogen in the Santa Clara watershed. When the study is completed,

nitrogen-loading rates will be assigned to dischargers. The Discharger shall comply with waste load allocations developed and approved pursuant to the process for the designation of the nitrogen TMDL for the area. The Regional Board may subsequently require that the Discharger meet nitrogen discharge limits stricter than those imposed in this Order.

11. The Discharger shall take all reasonable steps to minimize or prevent any discharge that has a reasonable likelihood of adversely affecting human health or the environment.

12. The Discharger shall notify the Regional Board within 24 hours, by telephone or electronically, of exceedance of any effluent limitation or any adverse conditions resulting from this discharge. Written confirmation by the Discharger shall follow within one week and shall include information relative to the location(s), estimated volume, date and time, duration, cause, and remedial measures taken to effect cleanup and measures taken to prevent any recurrence. This information shall be confirmed in the next monitoring report; in addition, the report shall also include the reason for the violations or adverse conditions, the steps to be taken to correct the problem (including dates thereof), and the steps being taken to prevent a recurrence.

13. This Order does not alleviate the responsibility of the Discharger to obtain other necessary local, state, and federal permits to construct facilities necessary for compliance with this Order; nor does this Order prevent imposition of additional standards, requirements, or conditions by any other regulatory agency.

14. Any discharge of wastewater from the treatment system (including the wastewater collection system) at any point other than specifically described in this Order is prohibited and constitutes a violation of this Order.

15. After notice and opportunity for a hearing, this Order may be terminated or modified for causes including, but not limited, to:

    a) Violation of any term or condition contained in this Order;

    b) Obtaining this Order by misrepresentation, or failure to disclose all relevant facts; or

    c) A change in any condition, or the discovery of any information, that requires either a temporary or permanent reduction or elimination of the authorized discharge.

16. The Discharger shall furnish, within a reasonable time, any information the Regional Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Order. The Discharger shall also furnish

to the Regional Board, upon request, copies of records required to be kept by this Order.

17. Should monitoring data indicate impacts to groundwater or nearby surface water, the Discharger shall submit, within 90 days after determination of the problem, plans for measures that will be taken, or have been taken, to mitigate any long-term effects that may result from the subsurface disposal of wastes. Any water quality impact to surface and groundwater such as, but not limited to, risks to human health from pathogens, and accelerated eutrophication of surface waters from nutrients in waste waters shall be reported.

18. This Order includes the attached *Standard Provisions Applicable to Waste Discharge Requirements* (Attachment W) which are incorporated herein by reference. If there is any conflict between provisions stated herein and the *Standard Provisions Applicable to Waste Discharge Requirements*, the provisions stated herein will prevail.

19. The Discharger shall submit to the Regional Board, within 180 days of the adoption of this Order, procedures that will be, or have been, taken to ensure that no discharge or recycling of any untreated or partially treated sewage will result from the treatment facility in the event of equipment failure.

20. The waste discharge requirements contained in this Order will remain in effect for a period of five years. Should the Discharger wish to continue discharging to groundwater for a period of time in excess of five years, the Discharger must file an updated Report of Waste Discharge with the Regional Board no later than 180 days in advance of the fifth-year anniversary date of the Order for consideration of issuance of new or revised waste discharge requirements. Any discharge of waste five years after the date of adoption of this Order, without filing an updated Report of Waste Discharge with the Regional Board, is a violation of California Water Code section 13264. The Regional Board is authorized to take appropriate enforcement action for any noncompliance with this provision including assessment of penalties.

21. All discharges of waste into the waters of the State are privileges, not rights. In accordance with Water Code section 13263(g), these requirements shall not create a vested right to continue to discharge and are subject to rescission or modification.

F. REOPENER

This Order may be reopened to delete outdated requirements, or to include additional or modified requirements to address pollutant loading problems verified by monitoring data, Discharger work plans or mitigation plans, or TMDL or Basin Plan mandates.

G. RESCISSION

Order No. 90-145, adopted by this Board on October 22, 1990, is hereby rescinded, except for enforcement purposes.

I, Dennis A. Dickerson, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, Los Angeles Region, on April 3, 2003.

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Dennis A. Dickerson April 3, 2003
Executive Officer