

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD—
LOS ANGELES REGION**101 CENTRE PLAZA DRIVE
MONTEREY PARK, CA 91754-2156
(213) 266-7500

October 22, 1992

Mr. Joseph J. Railla
Sierra View Center
16921 Parthenia Street, Suite 201
Sepulveda, Ca 91343**WASTE DISCHARGE REQUIREMENTS - SIERRA VIEW CENTER, ACTON
(FILE NO. 91-04)**

Our letter dated September 15, 1992, transmitted copies of tentative Waste Discharge Requirements for waste discharge from the above facility.

Pursuant to Division 7 of the California Water Code, this California Regional Water Quality Control Board, at a public meeting held on October 19, 1992, reviewed the tentative Waste Discharge Requirements, considered all factors in the case, and adopted Order No. 92-078 (copy attached), relative to this waste discharge.

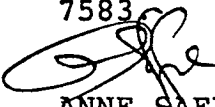
<u>Project</u>	<u>File No.</u>	<u>Order No.</u>	<u>Monitoring Program No.</u>
Sierra View Center	91-04	92-078	7213

You are required to implement Monitoring and Reporting Program No. 7213 on the effective date of this Order. Your first monitoring report is due to this Board by January 15, 1993. All Monitoring reports should be sent to the Regional Board, Attn: Technical Support Unit.

Please reference all technical and monitoring reports to our Compliance File No 7213. We would appreciate it if you would not combine other reports, such as progress or technical reports, with your monitoring reports.

As the Board adopted the tentative Waste Discharge Requirements without changes, we are sending the final copy to the applicant only. For those on the mailing list, please add Order No. 92-078 to the tentative Waste Discharge Requirements previously sent to you. A copy of the final Waste Discharge Requirements will be furnished to anyone upon request.

If you have any questions, please call Mr. T. R. Bell (213) 266-7583



ANNE SAFFELL, Chief
Ground Water Unit

Enclosure

cc; mailing list

Mr. Joseph J. Railla
Mailing List

State Water Resources Control Board, Division of Water
Quality, Attn: Archie Matthews
Department of Water Resources
Department of Health Services, Public Water Supply Branch,
Attn: Gary Yamamoto
Department of Health Services, Environmental Management Branch,
Attn: Michael Kiado
South Coast Air Quality Management District
Los Angeles County, Department of Regional Planning
Los Angeles County, Department of Health Services, Environmental
Health - Health Facilities
Los Angeles County, Department of Public Works, Waste Management
Division

State of California
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, LOS ANGELES

ORDER NO. 92-078
WASTE DISCHARGE REQUIREMENTS
FOR

C/7213

SIERRA VIEW CENTER
(Commercial Development)
(File No. 91-04)

The California Regional Water Quality Control Board, Los Angeles Region, Finds:

1. Sierra View Center (Andrew J. Railla, developer) (hereinafter called the Discharger) has filed a Report of Waste Discharge for the disposal of domestic wastes.
2. The site consists of 3 parcels (4.33 acres total) and is located on the north side of Sierra Highway, west of Crown Valley Road, and approximately 1.75 miles north of the Santa Clara River in Acton, California. Parcel No. 2 (1.41 acres) will be developed into a retail shopping center consisting of 3 buildings. The Discharger proposes to discharge up to 10,150 gallons per day of domestic sewage from the retail shops in these buildings, using a disposal system consisting of 4 septic tanks and 4 leachfields.
3. Domestic water for the development is supplied by Los Angeles County Water Works District 37.
4. The project is located in an unsewered area of the Acton area. The cumulative nitrate increase in the groundwater, from the combination of this project and other future projects in the area, may cause an unacceptable impact on the groundwater.
5. An action level for nitrate in the groundwater has been identified at 34 mg/L, or 75% of the State Department of Health Services Maximum Contaminant Level [MCL] of 45 mg/L. Identification of nitrate at this level should allow sufficient time for emplacement and activation of mitigation measures, should they become necessary.
6. The Discharger proposes to install dry sewers to partially mitigate impacts to groundwater.

September 11, 1992

7. Installation of dry sewers, at the time of development, is considered to be an efficient and economical means of mitigating the long-term effects of septic tanks on groundwater. The threat to waters of the State is thereby reduced by preparing for prompt hook-up to a regional collection system should such measures become necessary.
8. The facility overlies the Acton Valley Groundwater Basin, within the Acton Hydrologic Subarea of the Santa Clara-Calleguas Hydrologic Unit.
9. The beneficial uses of the groundwater are municipal and domestic supply, agricultural supply, industrial service supply, and industrial process supply.
10. The Board adopted a revised Water Quality Control Plan for the Santa Clara River Basin on October 22, 1990. The Plan contains water quality objectives for the Acton Hydrologic Subarea. The requirements contained in this Order, as they are met, will be in conformance with the goals of the Water Quality Control Plan.
11. The Los Angeles County Department of Regional Planning has prepared a Negative Declaration, with conditions, in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), as it has been determined that the project will not have significant effect on the environment.

The Board has notified the Discharger and interested agencies and persons of its intent to adopt Waste Discharge Requirements for this subsurface sewage disposal project, and has provided them with an opportunity to submit their written comments and recommendations.

The Board, in a public meeting, heard and considered all comments pertaining to the discharge and the tentative Waste Discharge Requirements.

IT IS HEREBY ORDERED that Sierra View Center Shall comply with the following:

A. DISCHARGE PROHIBITIONS

1. Discharge pursuant to this Order shall not commence until the Discharger has reported and verified to the Executive Officer, and the Executive Officer has confirmed, that

the Los Angeles County Regional Planning Commission has approved a Negative Declaration for this project.

2. Wastes discharged shall be limited to domestic sewage only; no water softener regeneration brines or industrial or commercial wastes shall be discharged at this location.
3. 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 California 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 reaching surface waters or watercourses.

B. WASTE DISCHARGE REQUIREMENTS

1. No part of the septic tanks or leachfields shall be closer than 150 feet to any water well, or closer than 100 feet to any stream, channel or other watercourse.
2. No part of the domestic sewage disposal system shall extend to a depth where wastes may deleteriously affect an aquifer that is usable for domestic purposes. In no case may the septic tanks or leachfields extend to within 10 feet of the zone of historic or anticipated high groundwater level. The Discharger must submit certification that the septic tanks and leachfields meet this requirement.
3. Neither the treatment nor the discharge of waste shall create a condition of pollution, contamination, or nuisance.
4. Wastes discharged shall at no time contain any substance in concentrations toxic to human, plant, or aquatic life.
5. The septic tanks and leachfields shall be maintained in such a manner that at no time will sewage be permitted to surface or overflow at any location.
6. The septic tanks and leachfields shall be protected from damage by storm flows or runoff.
7. Odors of sewage origin shall not be perceivable from the septic tanks or leachfields.
8. Wastes shall not be disposed of in geologically unstable

areas or so as to cause earth movement.

9. The Discharger shall comply with all rules and regulations of the Los Angeles County Department of Health Services for construction and operation of domestic sewage disposal systems.
10. A groundwater monitoring program shall be established so that the aquifer beneath the project, or in the immediate vicinity of the project, may be sampled and analyzed to determine if the project has impacted the groundwater quality. Analyses of the groundwater may be made from available known wells or by the emplacement of new monitoring wells.

C. PROVISIONS

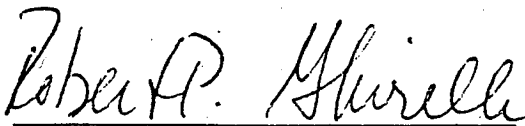
1. This Order becomes effective upon receipt by the Regional Board of written confirmation of acceptance of responsibility by the Discharger.
2. This facility shall be compatible with regional sewage collection and treatment plans.
3. The number of wells, well locations, and/or installation of monitoring wells, for this project shall be subject to the Executive Officer's approval. The proposed monitoring well system shall be submitted to the Executive Officer for approval at least 120 days prior to commencement of discharge.
4. Installation of dry sewers is required for this development. As soon as a community sewer system becomes available, the Discharger shall connect the dry sewers to the community sewer system and properly close the domestic sewage disposal system(s).
5. The Discharger must submit evidence of installation of dry sewers, to the Regional Board, certifying under penalty of perjury, that dry sewers were installed. The letter must be submitted to this Regional Board 90 days prior to commencement of discharge.
6. The Discharger shall submit as-built construction and operation details of the septic tanks and leachfield systems to the Board for review within 90 days after the systems are in place.
7. Prior to the commencement of discharge, the Discharger shall establish a responsible party to comply with this

Order and the monitoring and reporting program. This information shall be provided to the Board at least 60 days prior to any use of the domestic sewage disposal systems.

Thereafter, the Discharger must notify the Board, in writing, at least 30 days in advance of any proposed transfer of this Order's responsibility and coverage to a new Discharger. The notice must include a written agreement between the existing and new Dischargers containing a specific date for the transfer of responsibility under this Order and compliance between the current and new Dischargers.

8. In the event that nitrate concentration in any downstream monitoring well reaches or exceeds 34 mg/L (75% of the State Department of Health Services Maximum Contaminant Level [MCL] of 45 mg/L), the Discharger must submit an implementation plan to this Board. The Plan must contain an appropriate time schedule, within 30 days from the date the nitrate contamination was discovered, proposing a methodology to remediate nitrate contamination in the groundwater so as to preclude the 45 mg/L MCL.
9. This Order includes "Standard Provisions Applicable to Waste Discharge Requirements".

I, Robert P. Ghirelli, 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 October 19, 1992.



ROBERT P. GHIRELLI, D.Env.
Executive Officer

State of California
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, LOS ANGELES REGION

MONITORING AND REPORTING PROGRAM NO. 7213

FOR
SIERRA VIEW CENTER
(File No. 91-04)

The Discharger shall implement this groundwater monitoring program on the first day of the month following the adoption of this Order. Monitoring reports shall be submitted by the dates in the following schedule:

<u>Reporting Period</u>	<u>Report Due</u>
January-March	April 15
April-June	July 15
July-September	October 15
October-December	January 15

All water quality data shall be summarized in an annual report, submitted to the regional Board on January 15, for each year following issuance of the original Waste Discharge Requirements.

GROUNDWATER MONITORING

The Discharger shall establish suitable and accessible water wells, subject to the Executive Officer's approval, to serve as groundwater monitoring stations. The groundwater monitoring program shall be as follows:

<u>Constituent</u>	<u>Units</u>	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis</u>
Nitrogen-ammonia	mg/L	grab	quarterly
Nitrogen-nitrate	mg/L	grab	quarterly
Nitrogen-nitrite	mg/L	grab	quarterly
Chloride	mg/L	grab	quarterly
Oil & grease	mg/L	grab	quarterly
MBAS	mg/L	grab	quarterly
Surfactants	mg/L	grab	quarterly
Total phosphate	mg/L	grab	quarterly
Total dissolved solids	mg/L	grab	quarterly
Sulfate	mg/L	grab	quarterly
Total coliform	count/100ml	grab	quarterly
Fecal coliform	count/100ml	grab	quarterly
Fecal strep	count/100ml	grab	quarterly
Cal fecal/strep ratio	-----	----	quarterly

This groundwater monitoring schedule is subject to revision.

Sierra View Center
Monitoring and Reporting Program

Laboratory analyses must follow methods approved by the United States Environmental Protection Agency (EPA); the laboratory must meet EPA Quality Assurance Quality Control (QAQC) criteria. MBAS and surfactants analyses must be carried out as specified in "Standard Methods for the Examination of Water and Wastewater" (17th edition, American Public Health Association, Port City Press, Baltimore: 1989).

The groundwater monitoring reports shall contain the following information:

- a. Groundwater quality monitoring data as specified above. This data shall be submitted to the Regional Board in hard copy and on 3 1/2" or 5 1/4" computer diskette. Submitted data must be IBM compatible, preferably using Lotus123 or dBASE software.
- b. Well identification, date and time of sampling, water temperature, depth to groundwater (from a standard reference point), sampler identification, laboratory identification, date (s) of analysis.
- c. The average and maximum quality of discharge for each month of the quarter, in gallons per day.
- d. Estimated population served during each month of the reporting period.
- e. A statement relative to compliance with discharge specifications during the period of report.
- f. In the event that septage is hauled to a legal disposal site, the name and address of the hauler of the septage shall be reported, along with the quantity hauled during the reporting period and the location of the final point of disposal. If no wastes are hauled during the reporting period, a statement to that effect shall be submitted and shall include a statement relative to disposal of septage during the period.

Sierra View Center
Monitoring and Reporting Program

GENERAL PROVISIONS FOR REPORTING

For every item where the requirements are not met, the Discharger shall submit a statement of the actions undertaken, or proposed, which will bring the discharge into full compliance with requirements at the earliest time, and submit a timetable for correction.

These records and reports are public documents and shall be made available for inspection during business hours at the office of the California Regional Water Quality Control Board, Los Angeles Region.

Ordered by

Robert P. Ghirelli

ROBERT P. GHIRELLI, D.Env.
Executive Officer

Date: October 19, 1992