



California Regional Water Quality Control Board

Los Angeles Region

(50 Years Serving Coastal Los Angeles and Ventura Counties)

Winston H. Hickox
Secretary for
Environmental
Protection

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Gray Davis
Governor

May 25, 2001

Mr. Jim Rex
The Forecast Group, L.P.
10670 Civic Center Drive
Rancho Cucamonga, CA 91730

4B196500026

Dear Mr. Rex:

GENERAL WASTE DISCHARGE REQUIREMENTS FOR PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS - FORECAST HOMES (FORECAST), TRACT 49240-01, ACTON (FILE NO. 01-038, CI-8273)

We have completed our review of your application for Waste Discharge Requirements to discharge wastewater from Tract 49240-01 in the Acton area of Los Angeles County.

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 Ground Water Is Used or May Be Used for Domestic Purposes," adopted by this Regional Board on July 3, 1991. Refer to the attached Fact Sheet.

Enclosed are your Waste Discharge Requirements, consisting of Order No. 91-94 and Monitoring and Reporting Program No. CI-8273.

Please note that approval by the Los Angeles County Department of Health Services for the appropriateness of septic systems for each individual lot will be acceptable for the certification for each lot as required in item Number 5 of the letter.

Enrollment is contingent upon the modification of the Well Monitoring Agreement and restated Covenants, Conditions and Restrictions (CC&Rs) to incorporate the specific changes included in Attachment A.

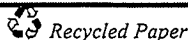
The "Monitoring and Reporting Program" requires you to implement the monitoring program on the effective date of coverage under this permit. All monitoring reports should be sent to the Regional Board, ATTN: Information Technology Unit.

When submitting monitoring or technical reports to the Regional Board per these requirements, please include a reference to "Compliance File No. CI-8273", 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 a copy of Order No. 91-94 only to the applicant. A copy of the Order will be furnished to anyone who requests it.

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption
For a list of simple ways to reduce demand and cut your energy costs, see the tips at: <http://www.swrcb.ca.gov/news/echallenge.html>



Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

Mr. Jim Rex

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May 25, 2001

If you have any additional questions, please contact Mr. David Koo at (213) 620-6003.

Sincerely,




Dennis A. Dickerson
Executive Officer

Enclosures

cc: Mr. Michael Floyd, Division of Water Quality, State Water Resources Control Board
Mr. Jorge Leon, Office of Chief Counsel, State Water Resources Control Board
Mr. Robert Sams, Staff Counsel, State Water Resources Control Board
Mr. Richard Wagener, Los Angeles County, Department of Health Services
Mr. William Chu, Converse Consultants
Mr. David Weary, Acton Town Council
Mr. Dick Morris, Acton Town Council

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 Recycled Paper

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Attachment "A"
Specific Revisions Required of the draft Groundwater Well, Maintenance, Monitoring and Reporting Agreement
and
Amended and Restated Declaration of Covenants, Conditions and Restrictions for Vista Ladera Estates Homeowners Association

The following revisions are required of the final draft documents submitted to the Regional Board for the Forecast Home Lots Tracts

Specific Revisions Required of the draft Groundwater Well, Maintenance, Monitoring and Reporting Agreement. Additional required language underlined.

Page 1 9th Line from Top:

...which wells will be located and constructed by owner (with subsequent wells, if required, installed by the Association) within the Project...

Specific Revisions Required of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Vista Ladera Estates Homeowners Association. Additional required language underlined.

Add new provision Section 5.2 (g)

Comply with and implement, in all respects, Order 91-94 "General Waste Discharge Requirements for Private Subsurface Sewage Disposal Systems In Areas Where Ground Water Is Used Or May Be Used For Domestic Purposes" issued by the Los Angeles Regional Water Quality Control Board. The Association assumes complete and irrevocable responsibility for compliance with the above permit.

Add new provision Section 7.5

In the event the Association fails or refuses to implement the requirements of the Regional Board Order 91-94 referenced in Section 5.2 (g) above, each Owner shall be responsible for compliance with that Order as required by the Regional Board.

STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION
320 West 4th Street, Suite 200, Los Angeles, California 90013

FACT SHEET
WASTE DISCHARGE REQUIREMENTS
FOR
FORECAST HOMES
TRACT 49240-01

ORDER NO. 91-94
FILE NO. 01-038

FACILITY ADDRESS

34157 Desert Road
Acton, CA 93510

FACILITY MAILING ADDRESS

10670 Civic Center Drive
Rancho Cucamonga, CA 91730

PROJECT DESCRIPTION:

Tract 49240-01 has a total area of 41.59 acres. The developer, Forecast Group, L.P., proposed to install 27 septic tanks with capacities of either 1,200 gallons or 1,500 gallons for the 27 lots in the subject tract. Domestic wastewater from all the lots will be discharged to seepage pits from the septic tanks.

VOLUME AND DESCRIPTION OF DISCHARGE:

An average of 8,100 gallons per day of domestic wastes will be discharged to an on-site sewage disposal system (based on the assumption of 300 gallons per day of discharge per house) located at 34157 Desert Road, Acton, California (Latitude: 34° 30' 21.18" N, Longitude of 118° 09' 14.3" W). The on-site sewage disposal system consists of septic tanks, seepage pits or leach fields, and leach lines.

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

MONITORING AND REPORTING PROGRAM NO. CI-8273
FOR
FORECAST HOMES
(TRACT 49240-01)
(FILE NO. 01-038)

I. REPORTING REQUIREMENTS

- A. The Discharger shall implement this monitoring program on the effective date of this order. The first monitoring report under this Program is due by July 15, 2001.

Monitoring reports shall be received 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

- B. If there is no discharge, during any reporting period, the report shall so state. Monitoring reports must be addressed to the Regional Board, Attention: Information Technology Unit.
- C. By March 1 of each year, the Discharger shall submit an annual summary report to the Regional Board. The report shall contain both tabular and graphical summaries of the monitoring data obtained during the previous calendar year. In addition, the Discharger shall discuss the compliance record and the corrective actions taken or planned, which may be needed to bring the discharge into full compliance with the waste discharge requirements.
- D. Laboratory analyses – all chemical, bacteriological, and toxicity analyses shall be conducted at a laboratory certified for such analyses by the California Department of Health Services Environmental Laboratory Accreditation Program (ELAP). A copy of the laboratory certification shall be provided each time a new and/or renewal is obtained from ELAP.
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- E. The method limits (MLs) employed for effluent analyses shall be lower than the permit limits established for a given parameter, unless the Discharger can demonstrate that a particular ML is not attainable and obtains approval for a higher

May 25, 2001

ML from the Executive Officer. At least once a year, the Discharger shall submit a list of the analytical methods employed for each test and the associated laboratory QA/QC procedures.

- F. Water/wastewater samples must be analyzed within allowable holding time limits as specified in 40 CFR Part 136.3. All QA/QC samples must be run on the same dates when samples were actually analyzed, and the results must be reported on the Regional Board format, if available, and submitted with the laboratory reports.

Proper chain of custody procedures must be followed and a copy of the chain of custody shall be submitted with the report.

- G. Each monitoring report must affirm in writing that "All analyses were conducted at a laboratory certified for such analyses by the California Department of Health Services, and in accordance with current USEPA guideline procedures or as specified in this Monitoring Program."
- H. For every item where the requirements are not met, the Discharger shall submit a statement of the cause(s), and actions undertaken or proposed which will bring the discharge into full compliance with waste discharge requirements at the earliest possible time, including a timetable for implementation of those actions.
- I. The Discharger shall maintain all sampling and analytical results, including strip charts; date; exact place, and time of sampling; dates analyses were performed; analyst's name; analytical techniques used; and results of all analyses. Such records shall be retained for a minimum of three years. This period of retention shall be extended during the course of any unresolved litigation regarding this discharge, or when requested by the Regional Board.
- J. In reporting the monitoring data, the Discharger shall arrange the data in tabular form so that the date, the constituents, and the concentrations are readily discernible. The data shall be summarized to demonstrate compliance with the requirements and, where applicable, shall include results of receiving water observations.
- ~~K. Any mitigation/remedial activity including any pre-discharge treatment conducted at the site must be reported in the quarterly monitoring report.~~

II. SEPTIC TANK AND DISPOSAL SYSTEM MONITORING REQUIREMENTS

The quarterly reports shall contain the following information:

1. Average and maximum daily waste flow for each month of the quarter, in gallons per day.
2. Estimated population served during each month of the reporting period.
3. Results of at least quarterly observations in the disposal area for any over flow or surfacing of wastes.

In addition, the Discharger shall annually submit an operation and maintenance report on the septic systems. The information to be contained in the report shall include, at a minimum, the following:

1. The name and address of the person or company responsible for the operation and maintenance of the facility;
2. Type of maintenance (preventive or corrective action performed);
3. Frequency of maintenance, if preventive;
4. Periodic pumping out of each septic tank; and
5. Maintenance records of each septic disposal system.

III. GROUNDWATER MONITORING PROGRAM

A groundwater monitoring program shall be designed to detect and evaluate impacts from wastewater discharges from the septic disposal systems. A groundwater monitoring network plan must be submitted to this Regional Board within 45 days from the effective date of this Order and is subject to the Executive Officer's approval prior to implementation. The groundwater monitoring wells must be installed in such a way so as to fully assess the background groundwater quality and the downgradient groundwater quality. The plan shall include the exact location of the proposed wells, depths, construction of wells, schedule for the installation and proposed sampling of the wells.

~~Upon obtaining Executive Officer's approval of an adequate groundwater monitoring network plan, construction and development of the proposed wells shall be completed within 60 days in accordance with the standards in Bulletins 74-81 and 74-90 of California Department of Water Resources. Within 30 days after installation of monitoring wells, a well installation report including a scaled plot plan, soil boring logs, water quality data, well permits and as-built well construction diagrams shall be submitted to this Board. This groundwater monitoring schedule may be subject to revision after completion of the first year of baseline water quality monitoring.~~

The monitoring program must be prepared under the direction of a California Registered Geologist, or Certified Engineering Geologist, or a California Registered Civil Engineer with appropriate experience in hydrogeology.

The following shall constitute the groundwater monitoring program:

<u>Constituent</u>	<u>Units*</u>	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis^[1]</u>
Total coliform	MPN/100mL	grab	quarterly
Fecal coliform	MPN/100mL	grab	quarterly
Enterococcus	MPN/100mL	grab	quarterly
Ammonia-N	mg/L	grab	quarterly
Nitrate-N	mg/L	grab	quarterly
Nitrite-N	mg/L	grab	quarterly
Organic nitrogen	mg/L	grab	quarterly
Phosphorus	mg/L	grab	quarterly
Total dissolved solids	mg/L	grab	quarterly
Boron	mg/L	grab	quarterly
Chloride	mg/L	grab	quarterly
Sulfate	mg/L	grab	quarterly
Fluoride	mg/L	grab	quarterly

[1] If any constituent exceeds the baseline water quality data, then the frequency of analyses shall increase to monthly until at least three test results have been obtained and there is no more exceeding constituent, after which the frequency of analyses shall revert to quarterly.

* MPN/100mL: Most Probable Number per milliliter; mg/L: milligram per liter

All groundwater monitoring reports must include, at minimum, the following:

- a. Well identification, date and time of sampling;
- b. Sampler identification, and laboratory identification;
- c. Quarterly observation of groundwater levels, recorded to 0.01 feet mean sea level;
- d. Groundwater contour map depicting the hydraulic gradient and direction of groundwater flow across the subject tract; and
- e. Vertical separation of groundwater levels to bottom of each septic disposal system (leach field and /or seepage pit).

IV. WASTE HAULING REPORTING

In the event that waste sludge, septage, or other wastes are hauled offsite, the name and address of the hauler shall be reported, along with types and quantities hauled during the reporting period and the location of final point of disposal. In the event that no wastes are hauled during the reporting period, a statement to that effect shall be submitted.

V. CERTIFICATION STATEMENT

Each report shall contain the following completed declaration:


"I certify under penalty of law that this document, including all attachments and supplemental information, were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and imprisonment.

Executed on the ____ day of _____ at _____.

(Signature)

(Title)"

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

Ordered by: 
Dennis A. Dickerson
Executive Officer

Date: May 25, 2001