

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

MONITORING AND REPORTING PROGRAM NO. CI-8830
FOR
ACTON 19, LLC
HARWOOD HOMES, INC. TRACT NO. 43196-01

ENROLLMENT UNDER REGIONAL BOARD ORDER NO. 91-94
SERIES NO. 37
(FILE NO. 04-158)

I. REPORTING REQUIREMENTS

- A. Acton 19, LLC (the Discharger) shall implement this monitoring program on the effective date of this enrollment (January 28, 2005) under Regional Board Order No. 91-94. The first monitoring report under this Program is due by April 15, 2005.

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, starting in 2006, 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 explain 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 (WDRs).
- 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.

January 28, 2005

- 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 ML from the Regional Board Executive Officer (Executive Officer). Upon the request of Regional Board staff, 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. The Discharger shall make available for inspection and/or submit the QA/QC documentation upon request by Regional Board staff.
- Proper chain of custody procedures must be followed and a copy of the chain of custody shall be submitted with the monitoring 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. Each monitoring report shall contain a separate section titled "Summary of Non-Compliance" which discusses the compliance record and the corrective actions taken or planned that may be needed to bring the discharge into full compliance with these WDRs. This section shall be located at the front of the report and shall clearly list all non-compliance with discharge requirements, as well as all excursions of effluent limitations.
- 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 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, designed to detect and evaluate impacts from wastewater discharges from the septic disposal systems, must be implemented. The Discharger had three groundwater monitoring wells (one upgradient well on Desert Road and two downgradient wells along Sierra Highway) constructed and installed between July 19 and August 9, 2004. The Discharger is required to implement the following monitoring program:

<u>Constituent</u> ^[1]	<u>Units</u> *	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis</u> ^[1, 2]
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
Total dissolved solids	mg/L	grab	quarterly
Chloride	mg/L	grab	quarterly
Sulfate	mg/L	grab	quarterly
Boron	mg/L	grab	quarterly

1. This groundwater monitoring schedule may be subject to revision after completion of the first year of baseline water quality monitoring.
 2. 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 constituent exceeding the limits, 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; If no groundwater is found, that fact must be reported.
- d. Groundwater contour map depicting the 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.

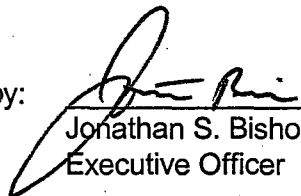
Executed on the _____ day of _____ at _____.

(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:



Jonathan S. Bishop
Executive Officer

Date: January 28, 2005



California Regional Water Quality Control Board

Los Angeles Region



Alan C. Lloyd, Ph.D.
Agency Secretary

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Arnold Schwarzenegger
Governor

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

January 28, 2005

Mr. Herb Hirsch
Acton 19, LLC.
20700 Ventura Blvd., Suite 200
Woodland Hills, CA 91364

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO.: 7002 0860 0001 0650 9248

Dear Mr. Hirsch:

GENERAL WASTE DISCHARGE REQUIREMENTS FOR PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS IN AREAS WHERE GROUNDWATER IS USED OR MAY BE USED FOR DOMESTIC PURPOSES – ACTON 19, LLC (HARWOOD HOMES, INC., TRACT 43196-01), NORTH SIDE OF SIERRA HIGHWAY AT DESERT ROAD, ACTON, CALIFORNIA (FILE NO. 04-158)

We have completed our review of your application for Waste Discharge Requirements (WDRs) for the domestic wastewater that will be generated from the onsite septic disposal systems to be constructed in Tract 43196-01.

Acton 19, LLC (Discharger) owns Tract 43196-01(Site), which is located approximately 200 feet north of Highway 14 in an unincorporated part of Acton. The Site will comprise of 19 homes on 22.71 acres, which is part of a 48.17-acre development project. Septic wastes from the individual lots will be treated in separate septic systems.

The Site is located 1 ¼ miles north of the Santa Clara River, which flows generally west with the regional topographic gradient. Regional groundwater flow is also to the west, sub-parallel to the river, but the flow can vary locally. Immediately south of the Site, regional groundwater occurs in both the alluvium and fractured bedrock at depths that historically range from approximately 40 to 220 feet. Groundwater beneath the Site occurs primarily in bedrock with 15 to 20 feet of alluvium saturation and ranges in depth from about 18 feet below ground surface (bgs) to about 185 feet bgs. Groundwater was also encountered in bedrock during percolation test performed in the northern portion of the Site at depths ranging from about 51 to 60 feet bgs. Groundwater elevation data indicate that groundwater beneath the proposed development generally flows to the south, sub-parallel to topography in the area, at a hydraulic gradient ranging from 0.03 to 0.4 foot per foot (ft/ft).

The proposed individual onsite sewage disposal systems will consist of a 1500 or a 2500-gallon septic tank, leach lines or seepage pits, distribution lines and boxes, and secondary treatment system for seepage pits only. Based on the percolation tests conducted at the 19 lots in Tract 43196-01, three lots will use leach lines and 16 lots will use seepage pits.

The lots using seepage pits will use a supplemental secondary treatment system (the Advantex™ Treatment System) connected to the septic tank. The Advantex™ Treatment System consists of a basin(s) containing an engineered textile material that is used to establish a microbial population for treating septic tank effluent.

California Environmental Protection Agency



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

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 Groundwater is Used or May Be Used for Domestic Purposes," adopted by this Regional Board on July 3, 1991. However, the Discharger must submit the septic tank construction plan to the Los Angeles County, Department of Health Services for their review and approval prior to discharge.

Enclosed are your Waste Discharge Requirements (WDRs), consisting of Order No. 91-94, Monitoring and Reporting Program (MRP) No. CI-8830 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. 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.
2. Each homebuyer shall receive a copy of Order No. 91-94, this cover letter and MRP CI-8830 prior to the close of escrow for the purchase of a lot within Tract 43196-01.
3. 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.
4. The Discharger is responsible for compliance with the WDR and the Monitoring and Reporting Program until the time that a written agreement on the WDR compliance between the applicant and each lot owner and member of the Homeowners Association (future Discharger) becomes effective.
5. With respect to the secondary treatment system (Advantex™ Treatment System), the Discharger is required to provide a complete set of As-Built Plans and an Operations and Maintenance Manual prior to discharging the wastewater from the system. In addition, the Discharger must provide a copy of on-going maintenance contracts for the secondary wastewater treatment system to be constructed.

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.

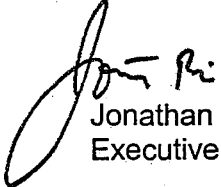
When submitting monitoring or technical reports to the Regional Board per these requirements, please include a reference to "Compliance File No. CI-8830", which will assure that the reports are directed to the appropriate file and staff. Also, please do not combine other reports with your monitoring reports. Submit each type of report as a separate document.

January 28, 2005

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 concerning Order No. 91-94 or this letter, please call Dr. Kwang-il Lee at (213) 620-2269 or Dionisia Rodriguez at (213) 620-6122.

Sincerely,


Jonathan S. Bishop
Executive Officer

Enclosures:

1. General WDR Order No. 91-94
2. Standard Provisions
3. Monitoring and Reporting Program No. 8830

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 Wagener, Department of Health Services, County of Los Angeles
Mr. A. Laurence Tuma, Land Tech Engineering