

## Central Valley Regional Water Quality Control Board

14 July 2014

Shane Hart  
TR Land Companies, LLC  
119 East Weber Avenue  
Stockton, CA 95202

# NOTICE OF APPLICABILITY

## **WATER QUALITY ORDER 2003-0003-DWQ, STATEWIDE WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES TO LAND WITH A LOW THREAT TO WATER QUALITY, TR LAND COMPANIES, LLC, CONSTRUCTION DEWATERING FOR TERRA RANCH SUBDIVISION DEVELOPMENT PROJECT, SAN JOAQUIN COUNTY**

On 25 June 2014, TR Land Companies LLC, submitted a Notice of Intent (NOI) to obtain coverage under Water Quality Order No. 2003-0003-DWQ, *Statewide General Waste Discharge Requirements for Discharges to Land with a Low Threat to Water Quality* (hereafter General Order) for construction dewatering at the above-referenced site. The submittals contain all the information required to evaluate applicability of the General Order; therefore, the NOI is considered complete. Based on the information provided in the NOI, the discharge meets the conditions of the General Order. The discharge is hereby covered under State Water Resources Control Board General Order 2003-0003-DWQ-0115. Please include this number on all correspondence related to this discharge.

### **PROJECT LOCATION**

Terra Ranch is a residential subdivision project that will convert approximately 74.5 acres of agricultural land into a residential community. The project is approximately ½-mile south of Manteca and bounded by Woodward Avenue on the north and McKinley Avenue on the west in the central portion of San Joaquin County; Section 12, Township 2 South, Range 6 East of Mount Diablo B&M. The development is on level ground of an average elevation of 20 feet above mean sea level (msl). The nearest existing surface water drainage within the project area consists of nearby agricultural ditches that divide agricultural fields and the Walthall Slough, located approximately one mile to the southwest.

A *Final Environmental Impact Report* for the Terra Ranch development (SCH# 2010072054) was certified by the City of Manteca City Council and Redevelopment Agency on 21 June 2011. The project will consist of a 212 unit single-family residential subdivision, a 200-unit apartment complex, a 5.5-acre park, a storm water detention basin, roadways, and landscaping. The project is anticipated to disturb approximately 74.5 acres and will involve dewatering during the initial phase of development. Construction activities will include grading, excavation and installation of underground utilities, and a temporary percolation basin that will be used for dewatering and will be removed at the completion of project construction. All construction activities will be conducted within the 74.5 acre development, which is currently owned by TR Land Companies LLC.

The Water Quality Control Plan for the Sacramento River and San Joaquin River Basins, Fourth Edition, revised October 2011 (hereafter Basin Plan), designates beneficial uses, establishes water quality objectives, contains implementation plans and policies for protecting waters of the basin, and incorporates by reference plans and policies adopted by the State Water Resources Control Board. Pursuant to §13263(a) of the California Water Code (CWC), waste discharge requirements must implement the Basin Plan.

## **PROJECT DESCRIPTION**

Initial site development is currently scheduled to begin in July 2014 and continue through five phases directed by different developers. The first phase of development will include construction of roadways, underground utilities, a permanent storm drain basin, a park, and a temporary percolation basin. TR Land Companies LLC will direct the initial phase of development and then sell the subsequent phases to other developers, who will each need to field their own Notice of Intent for coverage under the General Order.

The initial phase of construction is currently scheduled to begin in July 2014 and is anticipated to not exceed four months duration. Groundwater was encountered during a geotechnical evaluation of the site in 2013 at depths between 5 and 10 feet below ground surface (bgs). Underground utilities will be installed to a depth of approximately 9 feet bgs, which will require dewatering during construction. A series of shallow extraction wells will be installed and pumped to maintain adequate drawdown during the installation of underground utilities. Dewatering is estimated to not exceed one million gallons per day.

Percolation testing was conducted at three locations within the proposed development in May 2013. The testing holes were drilled to a depth of approximately four feet bgs, which corresponds with the depth of the temporary percolation basin. Percolation rates ranged from 60 minutes per inch to 1.8 minutes per inch. This corresponds to a percolation rate ranging from 15 gallons per square foot per day ( $\text{gal}/\text{ft}^2/\text{day}$ ) to 500  $\text{gal}/\text{ft}^2/\text{day}$ , or four million gallons per day.

Extracted groundwater will be discharged into the temporary percolation basin and will not be treated or neutralized. The temporary percolation basin will be located on a 10.26 acre parcel within the development and with base perimeter of the basin of approximately 9.37 acres. Temporary percolation basin dimensions correspond to an approximate storage capacity of 797,400 cubic-feet or six million gallons, which will provide sufficient storage capacity for the dewatering project.

Land use surrounding the development project currently consists of orchards and agricultural land. Dewatering will not include treatment or neutralization prior to discharge to the temporary percolation basin. The temporary percolation basin will be regularly monitored to maintain available storage capacity during dewatering operations. If the percolation basin approaches storage capacity, TR Land Companies LLC will provide additional temporary water containment to prevent dewatering discharge from over-flowing until the water can be utilized as part of planned construction activities.

## **FACILITY-SPECIFIC REQUIREMENTS**

The General Order and this Notice of Applicability regulates construction dewatering and reuse of the treated water at the Terra Ranch Development Project.

1. Water generated during construction dewatering shall be disposed of as described in the Notice of Intent and in accordance with the requirements contained in the General Order.
2. Construction dewatering discharge at a location or in a manner different from that described in the Notice of Intent or this Notice of Applicability is prohibited.
3. All technical reports required herein that involve evaluation, or other work requiring interpretation and proper application of engineering or geologic sciences, shall be prepared by or under the direction of persons registered to practice in California pursuant to California Business and Professions Code, section 6735, 7835, and 7835.1. As required by these laws, completed technical reports must bear the signature(s) and seal(s) of the registered professional(s) in a manner such that all work can be clearly attributed to the professional responsible for the work.
4. Analytical results shall be submitted on a semi-annual basis in accordance the General Order's Monitoring and Reporting Program.
5. The Discharger shall submit the required annual fee (as specified in the annual billing issued by the State Water Resources Control Board) until the Notice of Applicability is officially terminated.
6. Failure to abide by the conditions of the General Order, including its monitoring and reporting requirements, and this letter authorizing applicability could result in enforcement actions, as authorized by provisions of the California Water Code.

Please review this Notice of Applicability carefully to ensure that it completely and accurately reflects the proposed facility and discharge. If the Discharger violates the terms or conditions of the General Order, the Central Valley Water Board may take enforcement action, including assessment of administrative civil liability. Failure to comply with the requirements in the Order could result in an enforcement action as authorized by provisions of the California Water Code. Discharge of wastes other than those described in the RWD is prohibited.

TR Land Companies LLC will generate the waste subject to the terms and conditions of the General Order and will maintain exclusive control over the discharge. As such, TR Land Companies LLC is primarily responsible for compliance with the General Order. As required under Standard Provision E.6 of the General Order:

*"In the event of any change in control or ownership of land or waste discharge facilities presently owned or controlled by the discharger, the discharger shall notify the succeeding owner or operator of the existence of these General WDRs by letter, a copy of which shall be immediately forwarded to the appropriate Regional Board office. The discharger shall also submit a Notice of Termination (Attachment No. 4 to these General WDRs) to the appropriate Regional Board."*

The required annual fee specified in the annual billing from the State Water Board shall be paid until this NOA is officially terminated. You must notify this office in writing if the discharge regulated by this Order ceases so that coverage under the General Order can be terminated and to avoid unnecessary billing.

Upon issuance of this Notice of Applicability, the Central Valley Water Board's Compliance and Enforcement section will take over management of this case. Brendan Kenny is your new point of contact for any questions about this Order. In addition, all monitoring and technical reports should be submitted to him. The enclosed transmittal sheet shall be included with each monitoring report.

If you find it necessary to make a change to your permitted operations, Brendan Kenny will direct you to the appropriate Permitting staff. You may contact Brendan at (916) 464-4635 or at [bkenny@waterboards.ca.gov](mailto:bkenny@waterboards.ca.gov).

*Original signed by Andrew Altevogt for:*

PAMELA C. CREEDON  
Executive Officer

Enclosures: Water Quality Order No. 2003-0003-DWQ

cc: Rodney Estrada, San Joaquin County Environmental Health Department, Stockton  
Eric Boyd, North Star Engineering Group, Inc., Modesto