



# California Regional Water Quality Control Board

## Los Angeles Region



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

Linda S. Adams  
Agency Secretary

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Arnold Schwarzenegger  
Governor

April 23, 2007

Paul Bollinger  
Woodranch Office Park, LLC  
2060 East Avenida De Los Arboles, D589  
Thousand Oaks, CA 91362

### GENERAL WASTE DISCHARGE REQUIREMENTS FOR SPECIFIED DISCHARGES TO GROUNDWATER – WOODRANCH OFFICE PARK, LLC – WOODRANCH OFFICE PARK, SIMI VALLEY, CALIFORNIA (File No. 07-043)

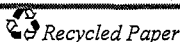
Dear Mr. Bollinger:

On December 7, 2006 we received a Report of Waste Discharge (ROWD) submitted by the Woodranch Office Park, LLC (hereafter Discharger) for discharge of water produced during the construction of 33 one or two story office and or medical buildings on an approximately 10 acre lot at the southeast intersection of Madera Street and Cancun Street in Simi Valley, CA. The parcel is a vacant lot. Uncertified fill that contains some construction debris occurs on the site but Regional Board staff is not aware of any previous commercial or industrial activities on the parcel. The Discharger plans to dewater the construction area during the excavation of utility trenches upon enrollment of the project under Regional Board Order No. 93-010. Water from construction dewatering will be utilized for dust mitigation measures or pumped into an unlined percolation basin sized to contain all encountered groundwater.

The site is located within the Simi Valley Hydrologic Subarea of the Calleguas-Conejo Hydrologic Area. *The Water Quality Control Plan for Coastal Watersheds of Los Angeles and Ventura Counties* (Basin Plan) adopted on June 13, 1994 (which has been subsequently amended) established limits for water quality constituents for this area. The water quality objectives for groundwater in the Simi Valley Groundwater Basin are 1,200 mg/L for total dissolved solids (TDS), 600 mg/L for sulfate, 150 mg/L for chloride, and 1.0 mg/L for boron. Shallow groundwater sampled in the project area indicates that groundwater discharged during the project will exceed these prescribed basin plan water quality limits as well as title 22 primary maximum contaminant levels (MCLs) for iron and manganese.

Waste Discharge Requirements (E.6.) of Board Order No 93-010 states: "Wastewater discharged to groundwater shall maintain the existing water quality, even if that existing water quality exceeds established objectives. A determination shall be made by the Executive Officer as to the applicability of water quality standards with regard to the "Statement of policy With Respect to Maintaining High Quality of Water in California", with each discharge, on a site – specific basis". The proposal is for groundwater to be utilized in the area from which it was extracted. Exceedances of the Basin Plan objectives and title 22 primary MCLs will not be a threat to water quality nor will it threaten beneficial uses of the local groundwater.

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Regional Board staff have reviewed the information provided and determined that the proposed discharge meets the conditions specified in Order No. 93-010, "*General Waste Discharge Requirements for Specified Discharges to Groundwater in Santa Clara River and Los Angeles River Basins*" adopted by this Board on January 25, 1993. Enclosed are Waste Discharge Requirements Order No. 93-010, Monitoring and Reporting Program No. CI-9248, and Standard Provisions. The Monitoring and Reporting Program requires you to implement the monitoring program on the date you receive this Order. All monitoring reports should be sent to the Regional Board, ATTN: information Technology Unit. When submitting monitoring and technical reports to the Regional Board per these requirements, please include a reference to "Compliance File No. CI-9248, 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.

Please note that construction dewatering may be subject to oversight by the County of Ventura, Environmental Health Division. Any wastewater except the water produced during construction dewatering shall not be discharged into percolation pond(s). In addition, adequate facilities shall be provided to divert any stormwater away from pond areas. The water level in the ponds shall be maintained at a level to ensure that rainfall and stormwater will not cause overtopping. In order to avoid future annual fees, please submit a termination certification when the project has been completed and the permit is no longer needed.

If you have any questions please contact Enrique Casas at (213) 620-2299.

Sincerely,



Jonathan S. Bishop  
Executive Officer

Enclosures

1. Regional Board Order No. 93-010
2. Monitoring and Reporting Program No. CI-9248
3. Standard Provisions applicable to Waste Discharge Requirements

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

MONITORING AND REPORTING PROGRAM NO. CI-9248

for

WOODRANCH OFFICE PARK, LLC  
(WOODRANCH OFFICE PARK)

Enrollment under Regional Board Order No. 93-010 (Series No. 027)  
(FILE NO. 07-043)

I. REPORTING REQUIREMENTS

- A. The Woodranch Office Park, LLC (Discharger) shall implement this monitoring program from the effective date of this enrollment (April 23, 2007) under Regional Board Order No. 93-010. The first monitoring report under this monitoring program is due by May 15, 2007. Monitoring reports shall be submitted monthly and must be received by the Regional Board by the fifteenth day of the second month following each monthly sampling period. If there is no discharge, the report shall so state. Monitoring reports must be addressed to the Regional Board, Attention: Information Technology Unit.
- B. By May 30, 2008, if the enrollment in the permit has not been terminated, 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 waste discharge requirements.
- C. Laboratory analysis – All chemical analysis 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.
- D. 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 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 Quality Assurance/Quality Control (QA/QC) procedures.
- E. Water/wastewater samples must be analyzed within allowable holding time limits as specified in 40 CFR Part 136.3. QA/QC samples must be run on the same dates as the Discharger samples are 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 documentation shall be submitted with the report.

April 23, 2007

- F. 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 United States Environmental Protection Agency (USEPA) guideline procedures or as specified in this Monitoring Program."
- G. 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.
- H. 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.
- I. 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.
- J. Any mitigation/remedial activity including any pre-discharge treatment conducted at the site must be reported in the monthly monitoring report.

## II. WATER QUALITY MONITORING REQUIREMENTS

- A. Maintenance reporting: The Discharger shall submit a monthly operation and maintenance report of the disposal system of the wastewater. 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. Estimated irrigation area and quantity of water use for irrigation, if any irrigation;
  - 5. Estimated amount of water used for compaction and for dust control;
  - 6. Description of any change in the dewatering approach, if changed;
  - 7. Verification that there is no runoff from the pond and the disposal areas to surface waters; and
  - 8. Maintenance records for the wastewater disposal system.

B. A sampling station shall be located where representative samples of that effluent can be obtained. The following shall constitute the effluent monitoring program:

<u>Constituent</u>	<u>Unit</u>	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis</u>
Total flow	gal/day	N/A	Weekly
pH	pH Units	grab	Monthly
Total dissolved solids	mg/L	grab	Monthly
Sulfate	mg/L	grab	Monthly
Chloride	mg/l	grab	Monthly
Boron	mg/L	grab	Monthly
Metals	mg/L	grab	Monthly

III. MONITORING FREQUENCY

Monitoring frequencies may be adjusted to a less frequent basis and/or parameters dropped by the Executive Officer if the Discharger makes a request which is supported by statistical trends of monitoring data.

IV. 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, was 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: April 23, 2007

