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## Los Angeles Regional Water Quality Control Board

January 17, 2020

Mr. Bret Lewis  
F3 Holdings LLC  
1900 Main Street, 5<sup>th</sup> Floor  
Irvine, CA 92614  
[bretrealty@gmail.com](mailto:bretrealty@gmail.com)

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
CLAIM NO. 7018 1830 0001 5952 8248

**GENERAL WASTE DISCHARGE REQUIREMENTS FOR ADVANCED ONSITE WASTEWATER TREATMENT SYSTEMS – F3 HOLDINGS LLC, 3019 AMETHYST STREET, LOS ANGELES, CALIFORNIA 90032 (FILE NO. 19-031, WDR ORDER NO. R4-2019-0024, SERIES NO. 010, CI-10518, GLOBAL ID WDR100046032)**

Dear Mr. Lewis:

The Los Angeles Regional Water Quality Control Board (Regional Water Board), is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses of water within major portions of Los Angeles and Ventura Counties. The subject property, located at 3019 Amethyst Street, Los Angeles, California (Site), is within the Regional Water Board jurisdiction.

Based on the Report of Waste Discharge submitted to the Regional Water Board on October 2, 2019 and our site inspection on October 10, 2019, a 1,655-square foot two-story custom home will be built on a 3,870-square foot lot. The main level (1st floor) of the house will have a living room, a dining room, a kitchen, and a bathroom. The second level of the house will have a master bedroom with a full bathroom, two bedrooms (each with its own full bathroom), and a balcony.

Domestic Wastewater from the proposed house will be discharged to a proposed new advanced treatment system (Jet Inc. J-750) consisting of one 1,250-gallon advanced treatment tank (with pretreatment and aeration compartments) located in the front yard approximately 5 feet to the south of the proposed house. In addition, one 5-foot diameter by 45-foot deep seepage pit will be installed approximately 8 feet to the north of the proposed house.

You are required to obtain Waste Discharge Requirements (WDRs) because the use of an advanced treatment system cannot be covered by the Conditional Waiver of Waste Discharge Requirements in the *Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy)*.

IRMA MUÑOZ, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

The estimated maximum discharge volume to the proposed new advanced treatment tank is 450 gallons per day (gpd) (3 bedrooms x 150 gpd per bedroom). The maximum daily discharge volume shall not exceed 833 gpd.

Regional Water Board staff have reviewed the information provided and have determined that the proposed discharge meets the conditions specified in the Order No. R4-2019-0024, "General Waste Discharge Requirements for Advanced Wastewater Treatment Systems," adopted by the Regional Board on February 14, 2019.

Enclosed are your General WDRs, consisting of Order No. R4-2019-0024, Monitoring and Reporting Program (MRP) CI No.10518, and Standard Provisions Applicable to WDRs. Based on the location of the Site and anticipated performance of the proposed advanced treatment system, the requirements specified in Order No. R4-2019-0024, including effluent quality limitations specified in Section III and numeric limitations in Table 2, are applicable to your discharge. At this time, the groundwater limitations specified in Section IV.B (Table 4) are not applicable to your discharge and groundwater monitoring is not required.

The effluent limitations are 700 milligrams per liter (mg/L) for total dissolved solids, 250 mg/L for sulfate, 150 mg/L for chloride, 1.0 mg/L for boron, and 10 mg/L for Nitrogen as nitrate-nitrogen plus nitrite-nitrogen. Total coliform in the effluent shall not exceed 23 and 240 MPN/100 mL for monthly average and weekly average, respectively. In addition, since there is no chlorination, effluent limitations for total residual chlorine and chlorination by-product limitations specified in Section III.C.3 are not applicable.

Should changes affecting the operation of the wastewater treatment system at the Site be needed, revised engineering drawings showing the change must be filed with the Regional Water Board a minimum of thirty days prior to the change. You must receive approval from the Regional Water Board prior to making any changes to the Site.

The MRP requires you to implement the monitoring program on the effective date of coverage under this permit. When submitting monitoring or technical reports to the Regional Water Board per these requirements, please include a reference to "Compliance File CI No. 10518", 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.

You shall comply with the Electronic Submittal of Information (ESI) requirements by submitting all reports required under the MRP, including monthly water usage, and pdf format monitoring reports to the State Water Resources Control Board GeoTracker database under Global ID WDR100046032.

Please see Paperless Office Notice for GeoTracker Users, dated December 21, 2011 for further details at:

<http://www.waterboards.ca.gov/losangeles/resources/Paperless/Paperless%20Office%20for%20GT%20Users.pdf>

To avoid paying future annual fees, please submit a written request for termination of your enrollment under the General WDRs in a separate letter if your Site is connected to a sewer system and the permit is no longer needed. Be aware that the annual fee covers the fiscal year billing period beginning July 1 and ending June 30, the following year. You will pay the full annual fee if your request for termination is made after the beginning of the new fiscal year beginning July 1.

If you have any additional questions, please contact the Project Manager, Mr. David Koo at (213) 620-6155 ([david.koo@waterboards.ca.gov](mailto:david.koo@waterboards.ca.gov)) or the Chief of Groundwater Permitting Unit, Dr. Eric Wu at (213) 576-6683 ([eric.wu@waterboards.ca.gov](mailto:eric.wu@waterboards.ca.gov)).

Sincerely,



Renee Purdy  
Executive Officer

Enclosures:

1. General WDR Order No. R4-2019-0024
2. Monitoring and Reporting Program No. CI-10518

cc (via email): Ms. Isabella Kwok, Department of Public Health, County of Los Angeles,  
[ikwok@ph.lacounty.gov](mailto:ikwok@ph.lacounty.gov)

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

**MONITORING AND REPORTING PROGRAM NO. CI-10518  
FOR  
F3 HOLDINGS LLC**

**ENROLLMENT UNDER GENERAL WASTE DISCHARGE REQUIREMENTS  
ORDER NO. R4-2019-0024 (SERIES NO. 010)  
FILE NO. 19-031**

**I. REPORTING REQUIREMENTS**

- A. F3 Holdings LLC (hereinafter Discharger) shall implement this Monitoring and Reporting Program (MRP) at 3019 Amethyst Street, Los Angeles, California, the location of which is shown on Figure 1, on the effective date of this enrollment (January 17, 2020) under Regional Board Order No. R4-2019-0024. The first monitoring report under this monitoring program is due by April 30, 2020.

Monitoring reports shall be received by the dates in the following schedule:

<u>Reporting Period</u>	<u>Report Due</u>
January – March	April 30
April – June	July 31
July – September	October 31
October – December	January 31

- B. If there is no discharge during any reporting period, the report shall so state.
- C. By January 31<sup>st</sup> of each year, beginning January 31, 2021, 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 (WDR).
- D. Laboratory analyses – all chemical, bacteriological, and/or toxicity analyses shall be conducted at a laboratory certified for such analyses by the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) Environmental Laboratory Accreditation Program (ELAP). A copy of the

laboratory certifications shall be provided each time a new analysis is used and/or renewal is obtained from ELAP.

- 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 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.
- F. 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 documentation 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 SWRCB-DDW ELAP, and in accordance with current United States Environmental Protection Agency (USEPA) guideline procedures or as specified in this Monitoring Program." Proper chain of custody procedures must be followed and a copy of the completed chain of custody form shall be submitted with the report.
- 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.
- L. 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 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.

II. ADVANCED TREATMENT TANK AND DISPOSAL SYSTEM MONITORING REQUIREMENTS

The quarterly reports shall contain the following information:

- A. Average and maximum daily waste flow and average water usage rate for each month of the quarter, in gallons per day. In the absence of a flow meter, a water bill can be used to estimate the flow discharge.
- B. Estimated population served during each month of the reporting period.
- C. Results of at least monthly observations in the disposal area for any overflow or surfacing of wastes.

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

- A. The name and address of the person or company responsible for the operation and maintenance of the facility;
- B. Type of maintenance (preventive or corrective action performed);
- C. Frequency of maintenance, if preventive;
- D. Periodic pumping out of the advanced treatment tank; and
- E. Maintenance records of the advanced treatment system.

III. EFFLUENT MONITORING

Effluent sampling station shall be established at a location where representative samples of treated wastewater can be obtained prior to discharge to the seepage pits. The sampling station shall be identified and approved by the Executive Officer prior to its use.

The following shall constitute the effluent monitoring program:

Constituent	Units <sup>2</sup>	Type of Sample	Minimum Frequency of Analysis
BOD <sub>5</sub> @20°C	mg/L	grab	Monthly <sup>1</sup>
Oil and Grease	mg/L	grab	Monthly <sup>1</sup>
Nitrate-N	mg/L	grab	Monthly <sup>1</sup>
Nitrite-N	mg/L	grab	Monthly <sup>1</sup>
Nitrate + Nitrite-N	mg/L	grab	Monthly <sup>1</sup>
Total dissolved solids (TDS)	mg/L	grab	Monthly <sup>1</sup>
Sulfate	mg/L	grab	Monthly <sup>1</sup>
Chloride	mg/L	grab	Monthly <sup>1</sup>
Boron	mg/L	grab	Monthly <sup>1</sup>
pH	pH Unit	grab	Monthly <sup>1</sup>
Total coliform for Secondary Treatment System	MPN/100 mL	grab	Monthly <sup>1</sup>
Total coliform for Tertiary Treatment System	MPN/100 mL	grab	Monthly <sup>1</sup>

<sup>1</sup>If the monitoring test results exceed the effluent limitations, the monitoring frequency shall be weekly, for at least four consecutive weeks, to demonstrate compliance with effluent limitations in which case the monitoring frequency can revert to monthly.

IV. GROUNDWATER MONITORING PROGRAM

A groundwater monitoring program will not be required at this time. In the future, the Executive Officer may determine that a groundwater monitoring program is needed to fully evaluate the impact from your wastewater discharge in groundwater.

V. GENERAL PROVISIONS FOR REPORTING

The Discharger shall identify all instances of non-compliance and shall submit a statement of the actions undertaken, or proposed, that will bring the discharge into full compliance with requirements at the earliest time and submit a timetable for correction. The quarterly reports shall contain the following information:

1. A statement relative to compliance with discharge specifications during the reporting period; and
2. Results of daily observations in the disposal area for any overflow or surfacing of wastes, and/or other visible effects of the waste discharge.

VI. 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 the final point of disposal. In the event that no wastes are hauled during the reporting period, a statement to that effect shall be submitted.

VI. MONITORING FREQUENCIES

Specifications in this monitoring program are subject to periodic revisions. Monitoring requirements may be modified or revised by the Executive Officer based on review of monitoring data submitted pursuant to this Order. Monitoring frequencies may be adjusted to a less frequent basis or parameters and locations dropped by the Executive Officer if the Discharger makes a request and the request is backed by statistical trends of monitoring data submitted.

VII. 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)"

VIII. ELECTRONIC SUBMITTAL OF INFORMATION (ESI) TO GEOTRACKER

The Discharger shall comply with the Electronic Submittal of information (ESI) requirements by submitting all reports required under the MRP, including groundwater monitoring data, discharge location data, correspondence, and pdf monitoring reports to the State Water Resources Control Board GeoTracker database under Global ID WDR100046032.

All records and reports submitted in compliance with this Order are public documents and will be made available for inspection during business hours at the office of the California Regional Water Quality Control Board, Los Angeles Region, upon request by interested parties. Only proprietary information, and only at the request of the Discharger, will be treated as confidential.

Ordered by:



Renee Purdy  
Executive Officer

Date: January 17, 2020