



California Regional Water Quality Control Board Los Angeles Region



Matthew Rodriguez
Secretary for
Environmental Protection

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Edmund G. Brown Jr.
Governor

November 23, 2011

Mr. Bo Zarnegin
Residential Fund 1347, LLC
801 N. Sierra Drive
Beverly Hills, CA 90210

WASTE DISCHARGE REQUIREMENTS, MONITORING AND REPORTING REQUIREMENTS, AND CEASE AND DESIST ORDER FOR RESIDENTIAL FUND 1347, LLC (PARADISE RANCH WASTEWATER TREATMENT PLANT), 36200 PARADISE RANCH ROAD, CASTAIC, CALIFORNIA (FILE NO. 69-58, ORDER NO. R4-2011-0177, CI-5671, Global ID. WDR100001834)

Dear Mr. Zarnegin:

Our letter of September 9, 2011, transmitted tentative Waste Discharge Requirements (WDRs) and a Cease and Desist Order (CDO) for Residential Fund 1347, LLC.

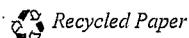
Pursuant to Division 7 of the California Water Code, this Regional Water Quality Control Board (Regional Board) at a public meeting held on November 10, 2011, reviewed the tentative WDRs and CDO, considered all factors in the case, and adopted WDRs Order No. R4-2011-0177 and CDO R4-2011-0178 (copies enclosed) relative to this discharge. The adopted WDRs and CDO will be posted on the Regional Board's website at:

http://www.waterboards.ca.gov/losangeles/board_decisions/adopted_orders/

The Regional Board is implementing the paperless office system. The Discharger shall comply with the Electronic Submittal of Information (ESI) requirements by submitting all reports required under the WDRs and CDO, including groundwater monitoring data, discharge location data, and pdf monitoring reports to the State Water Resources Control Board GeoTracker database under Global ID WDR100001834. ESI training video is available at:

<https://waterboards.webex.com/waterboards/ldr.php?AT=pb&SP=MC&rID=44145287&rKey=7dad4352c990334b>

California Environmental Protection Agency



Mr. Bo Zarnegin
Residential Fund 1347, LLC

- 2 -

November 23, 2011

If you have any questions, please contact the Project Manager, Dr. Ann Chang at (213) 620-6122 (achang@waterboards.ca.gov), or the Chief of Groundwater Permitting Unit, Dr. Eric Wu at (213) 576-6683 (ewu@waterboards.ca.gov).

Sincerely,



Eric Wu, Ph.D., P.E.
Chief of Groundwater Permitting Unit

Enclosures: a) Waste Discharge Requirements Order No. R4-2011-0177
b) Revised Monitoring and Reporting Requirements CI- 5671
c) Standard Provisions, Applicable to Waste Discharge Requirements
d) Cease and Desist Order No. R4-2011-0178

cc: Mr. Patrick Nejadian, Los Angeles County Environmental Health, Bureau of Environmental Health Protection
Mr. Bill Paznoukas, Department of Fish and Game
Ms. Leah Walker, California Department of Public Health, Division of Drinking Water and Environmental Management
Mr. Ryan Bonner, Environ Strategy Consultants, Inc.
Mr. Tim Martin, Esq., CA Land Use Professionals, LLP

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

ORDER NO. R4-2011-0177

**WASTE DISCHARGE REQUIREMENTS
FOR
RESIDENTIAL FUND 1347, LLC
(PARADISE RANCH WASTEWATER TREATMENT PLANT)
(File No. 69-58)**

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) finds:

1. Residential Fund 1347, LLC (hereinafter Discharger) owns Paradise Ranch Mobile Home Park (Site), located at 36200 Paradise Ranch Road, Castaic, California (Figure 1 shows the location of the Site). The Discharger operates the Paradise Ranch Wastewater Treatment Plant (Facility) which treats 14,500 gallons per day (gpd) of domestic wastewater from a 94-unit mobile home park and discharges the effluent to a spray disposal area, under Waste Discharge Requirements (WDR) and Water Reclamation Requirements (WRR) contained in Order No. 89-029, adopted by the Los Angeles Regional Water Quality Control Board (Regional Board) on March 27, 1989.
2. California Water Code section 13263(e) provides that all waste discharge requirements shall be reviewed periodically and, upon such review, may be revised by the Regional Board. Following a review of requirements in Order No. 89-029 and an inspection of the Facility on August 30, 2011, the requirements are being revised herein to include additional findings, effluent limitations, updated standard provisions, and an expanded monitoring and reporting program.
3. On March 27, 1989, the Regional Board adopted Order No. 89-029 authorizing the discharge from the Facility, a secondary wastewater treatment plant, operated by Kenneth D. Smith. Order No. 89-029 contains WDR and WRR governing operation of the wastewater treatment plant and authorizing discharge of treated effluent to a land based spray disposal area.
4. In November 1998, Kenneth D. Smith, sold the Site and transferred the right to operate the Facility under Order No. 89-029 to Santiago Associates, LLC. On December 15, 2009, a notice of default was filed for foreclosure of Paradise Ranch real property owned by Santiago Associate LLC. On May 13, 2010, Residential Trust 1347, LLC bought the Site including the wastewater treatment plant. At the same time, the authority to operate the Facility under Order No. 89-029 was transferred to the Residential Trust 1347, LLC.

5. On August 30, 2011, Regional Board staff conducted an inspection of the Site and the Facility. The Site is seven miles northwest of Castaic and is located right next to Interstate 5 freeway. There is no other residential or commercial development observed within the surrounding area of the Site. The Discharger indicated that the wastewater treatment plant was not operated properly and has caused effluent limit exceedance for total coliform. The Facility needs improvements and maintenance.
6. Treated effluent from the Facility is currently being discharged to a primary spray disposal area. The spray disposal alternates among five sub-areas. The water reclamation has never been implemented at the Site. Therefore, Order 89-029 is to be revised as a WDR without the WRR.

Description of Site

7. During the August 30, 2011 inspection, Regional Board staff verified that the Site consists of 342.62 acres of land, including the 94-unit mobile home park, an office/recreation building (clubhouse), a swimming pool, a Jacuzzi, an inactive racetrack, a Public Water System (PWS), and a secondary wastewater treatment plant (Figure 2 is a facility map).
8. A permit was obtained from Los Angeles County in February 2002 to add thirty additional mobile home spaces, but does not have immediate plans to expand the Site. The 94 unit mobile homes on average have two bedrooms and two bathrooms. Some units have their own washing machines while others use a common laundry room within the Site. The clubhouse has a kitchen and two bathrooms, which are used by the residents for special events.
9. The mobile home park, including the wastewater treatment plant, is located in the Upper Piru Hydrogeologic Subunit of the Santa Clara River Basin in sections 28 and 32, T6N, R17W, S.B.B. & M.

Description of Potable Water Supply to the Site

10. The Site originally used groundwater from on-site water supply wells as the source for drinking water. However, the groundwater has exceeded the California upper secondary maximum contaminant levels (MCLs) of 1,000 milligrams per liter (mg/L) and 500 mg/L for total dissolved solids (TDS) and sulfate. From 2004 through 2008, Santiago Associate LLC imported 100% of the potable water supply from Casitas Lake Water District to meet California drinking water standards. The water supply to the Site was delivered by private tanker trucks.
11. In 2009, Santiago Associate LLC completed installation of a PWS to treat the well water to comply with the drinking water standards due to poor quality of the well water supply at the Site. The PWS as defined by the California Health and Safety (H&S) Code, section 116275(h) was constructed at the Site. The PWS is regulated by the California Department of Public Health (CDPH) water system number 1910099. The PWS serves 94 service connections and a population of approximately 217 persons. Presently, the PWS provides a water supply by blending local groundwater with the hauled imported water.
12. The PWS consists of several wells, one 10,000 gallon blending tank for raw well water, a vendor-maintained water softening and reverse osmosis treatment system, one 126,000 gallon holding tank to store softened and treated water, a pump station, and a distribution system. The vendor-maintained reverse osmosis system provides 1,200 gallons per day of high quality drinking water at the faucet located at the end of the laundry facility. Water pressure is maintained by a water booster pump station located at the 126,000 gallon holding tank and by hydro-pneumatic pressure tanks. The brine waste is hauled away for offsite disposal.
13. There are two types of water furnished to the residents. The first type, which is supplied in the water service to home unit, is softened and suitable for washing clothes and dishes, irrigation, bathing, and sanitary purposes. This first type of water does not meet the secondary standards of 1,000 mg/l and 500 mg/l for TDS and sulfates, respectively. The second type of water which is available to all residents of Paradise Ranch Mobile Home Park at the dispenser outside of the clubhouse, is further treated with reverse osmosis for drinking and cooking purposes. This second type of water meets all of the primary and secondary drinking water standards.

Description of Wastewater Treatment Plant

14. Domestic wastewater is discharged from 94 mobile home units, a clubhouse and a common laundry room to the Facility. The average flow is 14,500 gpd and the peak flow during holidays and rainy season is between 25,000 to 30,000 gpd. Approximately 217 people are served by the Facility. In 2009, the Facility processed approximately 5,298,745 gallons of disinfected secondary effluent under the existing permit. During the year a total of 160,760 gallons of sludge was removed from the Facility by Superior Sanitation and transported to the Saugus Water Reclamation Plant located at 26200 Springbrook Avenue in Saugus, California.
15. The wastewater treatment system was manufactured by Aer-O-Flo Corporation. It is an activated sludge type with extended aeration process, capable of treating 40,000 gallons per day of domestic sewage. The existing wastewater treatment plant includes sedimentation and aeration together with secondary clarification followed by disinfection. Disinfection is achieved by chlorination. Figure 3 shows the schematic diagram of the treatment process.
16. Treated effluent from the treatment plant is currently being discharged to a primary spray disposal area. Under normal conditions, treated effluent is discharged directly from the wastewater treatment plant to the spray disposal area.
17. Under Order No. 89-029, treated effluent was to be discharged to an oxidation holding pond with 10 day capacity and/or pumped to the spray disposal area for final disposal. However, the holding pond was not being used and that the holding pond is no longer part of the Facility. At present, the Facility does not have emergency and/or wet weather storage capability.
18. The Facility uses a 500 gallon holding tank located at the Facility to store treated effluent. This is also the effluent sampling point. The holding tank is equipped with a float that triggers the spraying of the secondary treated effluent to the disposal spray area.
19. During the inspection, Regional Board staff also noted that there are "Warning Keep Out" signs posted near the disposal area. However, there is no physical barrier to limit access to the disposal spray area by members of the general public.

Compliance History

20. The compliance history of Paradise Ranch Mobile Home Park is summarized as follows :

- a. On April 9, 2001, the Executive Officer issued Santiago Associates, LLC a Notice of Violation (NOV) for repeated effluent limit exceedances from December 1998 through December 2000 for TDS, chloride, sulfate, boron, fluoride, and coliform and required submittal of a report detailing corrective action taken or proposed to preclude future effluent violations.
- b. On July 23, 2001, the Executive Officer issued Santiago Associates, LLC a second NOV for nonsubmittal of the 1st Quarter 2001 report and for the violations of effluent limitations for TDS, chloride, sulfate, and boron during the 2nd Quarter of 2001. The NOV required submittal of a report detailing corrective action taken or proposed to preclude future effluent violations.
- c. On July 10, 2002, the Executive Officer issued Santiago Associates LLC a third NOV for violating the effluent limitations for TDS, sulfate, chloride, boron, and fluoride from 3rd Quarter 2001 through 1st Quarter 2002 and for the unauthorized discharge of regeneration brine into the effluent channel of the PRWTP. The NOV requested a report detailing the plans to achieve compliance with effluent limitations contained in Order No. 89-029.
- d. On October 17, 2003, the Executive Officer issued Santiago Associates LLC a fourth NOV for violations of the effluent limitations for TDS, sulfate, chloride, boron and nitrate from 2nd Quarter 2002 through 2nd Quarter 2003 and for the unauthorized discharge of regeneration brine into the effluent channel of the PRWTP. The NOV requested a report detailing implementation of corrective and preventative actions to bring the discharge into full compliance with effluent limitations of Board Order No. 89-029.
- e. On August 18, 2005, the Executive Officer issued Santiago Associates LLC a fifth NOV and Request for Technical Information pursuant to CWC section 13267 for the violations found during the March 30, 2005 inspection. The letter also required additional information on the discharge of brine.
- f. On March 20, 2006, the Executive Officer issued Complaint No. R4-2006-0010 for Administrative Civil Liability (ACL) against the Santiago Associates, LLC in the amount of \$1,028,553 for 168 effluent violations of waste discharge requirements and for making unauthorized discharges of regeneration brine and reverse osmosis reject water to the Facility in the period from November 18, 1998 through June 1, 2005.

- g. On March 20, 2006, the Executive Officer issued Cleanup and Abatement Order (CAO) No. R4-2006-0011 to Santiago Associates, LLC. The CAO required Santiago Associates, LLC to implement necessary measures at the Site to eliminate and abate the discharge of brine into the wastewater treatment plant and the effluent channel of the wastewater treatment plant.
- h. Santiago Associates, LLC responses to the CAO were received on April 19, May 19, June 8, July 17, and July 19, 2006. On October 13, 2006, Regional Board staff conducted an inspection of the facility and confirmed that all unauthorized discharges of brine had stopped. The Regional Board reviewed the responses to the CAO and issued a CAO completion letter on January 12, 2007.
- i. On June 18, 2007, Regional Board staff issued the Revised ACL Complaint in the amount of \$520,087, which supersedes Complaint No. R4-2006-0010. The Revised Complaint considers the financial documents submitted by Santiago Associates, LLC on March 23, 2007, as well as its comments to the draft Panel Hearing package received on April 23, 2007. Upon reevaluation and considering the Santiago Associates, LLC possible inability to pay, the Revised Complaint is only limited to violations that occurred after March 20, 2003. Further, Regional Board staff finds it appropriate to issue the Revised ACL Complaint against Santiago Associates, LLC and Mr. Richard Hall, as a responsible corporate officer of Santiago Associates, LLC. On December 15, 2009, a notice of default was filed for foreclosure of Paradise Ranch real property owned by Santiago Associate LLC.
- j. On April 25, 2008 and April 6, 2009, Regional Board staff directed Santiago Associates, LLC to submit more information for the Report of Waste Discharge (RoWD) in order to revise the WDR.
- k. On February 25, 2010, Regional Board staff issued an NOV to Santiago Associates, LLC for failing to submit information for the RoWD, as directed.
- l. On June 15, 2010, Residential Fund 1347, LLC, the new owner and operator, submitted additional information to partially complete RoWD.
- m. On June 29, 2011, Residential Fund 1347, LLC submitted supporting documentation to complete RoWD.

Proposed Upgrade to the Wastewater Treatment System

21. The Site has an ongoing history of exceeding effluent limits. Monitoring reports submitted to the Regional Board from 1998 through 2010 have shown repeated violations of effluent limits for several constituents including TDS, sulfate, chloride, boron, fluoride, and total coliform.
22. Effluent discharged to the holding tank must meet, at a minimum, title 22 California Code of Regulations (CCR), section 60301.225 Requirements for Disinfected secondary-23 recycled water.

"Recycled water that has been oxidized and disinfected so that the median concentration of total coliform bacteria in the disinfected effluent does not exceed a most probable number (MPN) of 23 per 100 milliliters utilizing the bacteriological results of the last seven days for which analyses have been completed, and the number of total coliform bacteria does not exceed an MPN of 240 per 100 milliliters in more than one sample in any 30 day period."
23. The existing plant includes sedimentation, aeration and secondary clarification followed by disinfection. The Discharger proposes to improve disinfection by increasing the modal contact time to at least 90 minutes based on a peak daily design flow of 36 gallons per minute (gpm).
24. The poor quality of the well water supply and the age of the wastewater treatment plant are contributing factors to the Discharger's inability to comply with the effluent limits prescribed in the WDRs. The treatment plant shows signs of deterioration, such as corroding pipes, and needs upgrades to be in compliance with the requirements of this Order.
25. The Discharger proposes upgrades to the wastewater treatment system that include (A diagram of the proposed improvements is shown as Figure 4):
 - a. Installation of two new effluent distribution pumps rated at 36 gallons per minute (gpm), which is two and half times of the average flow of 14.6 gpm. This will also include the installation of a pump control panel, pump pads and pump valve manifold.
 - b. Installation of a 4,000-gallon effluent chlorine contact and effluent holding tank. The tank will have 1.7 feet of free board capacity while maintaining a minimum 90 minute modal contact time at peak flow.
 - c. Installation of a 25 gpm chlorine contact mixing pump with chlorine residual control and analyzer.
 - d. Installation of a chlorine residual level system equipped with alarm warning telemetry.
 - e. A treated effluent delivery system consisting of 950 feet of buried pipe line will be installed. A subsurface pipeline is protected from freezing, fire and breakage to which above ground pipes are vulnerable.

- f. A system of six spray field timer controlled distribution valve zones will be installed in the spray disposal area. This will control and alternate irrigated zones daily.
- g. A program of contour plowing of the spray field will be established to maximize effluent retention and percolation.

26. The Discharger plans to construct an emergency/wet weather effluent storage tank to contain the treated effluent in case spray irrigation is not possible. The tank shall be constructed and functional by November 10, 2012. An alternative method of disposal shall be established in emergency situations where the volume of effluent exceeds the storage tank capacity.

Applicable Plans, Policies, and Regulations

27. The Regional Board adopted a revised *Water Quality Control Plan (Basin Plan) for the Coastal Watersheds of Los Angeles and Ventura Counties* on June 13, 1994. This plan contains beneficial uses and water quality objectives for the groundwater basins in the Region and a program of implementation.

The treatment plant and the spray disposal area are located within the Upper Piru Hydrologic Subunit of the Santa Clara River Basin. The beneficial uses of groundwaters for Santa Clara-Piru Creek area are:

Upper area (Lake Piru)

- Existing: industrial service supply, industrial process supply, and agricultural supply.
- Potential: municipal and domestic supply.

28. The use of secondary treated wastewater for spray disposal could affect the public health, safety, or welfare; requirements for such use are therefore necessary in accordance with section 13523 of the California Water Code (CWC).
29. The Discharger has taken preventive and corrective measures by installing a PWS that is authorized and regulated by the California Department of Public Health (CDPH). The PWS provides a water supply by blending local groundwater with the hauled imported water.
30. This project involves an existing facility and, as such, is exempt from the provisions of the California Environmental Quality Act (Public Resources Code, section 2100 et seq.) in accordance with title 14, California Code of Regulations, Chapter 3, section 15301.

31. Any person aggrieved by this action of the Regional Board may petition the State Water Resources Control Board to review the action in accordance with CWC section 13320 and California Code of Regulations, title 23, sections 2050 and following. The State Water Resources Control Board must receive the petition by 5:00 p.m., 30 days after the date of this Order, except that if the thirtieth day following the date of this Order falls on a Saturday, Sunday, or a state holiday, the petition must be received by the State Board by 5:00 p.m. on the next business day. Copies of the law and regulations applicable to filling petitions may be found on the Internet at: http://waterboards.ca.gov/public_notices/petitions/water_quality/index.shtml or will be provided upon request.

Notifications

32. On September 9, 2011, the Regional Board has notified the Discharger and interested agencies and persons of its intent to revise Waste Discharge Requirements for this Discharge and has provided them with an opportunity to submit their written comments. The comment period ended on October 10, 2011.
33. The Regional Board, in a public meeting, heard and considered all comments pertaining to the discharge and to the updated requirements.

IT IS HEREBY ORDERED pursuant to sections 13263 and 13267 of the California Water Code that the Residential Trust 1347, LLC, its agents, successors, and assigns, in order to meet the provisions of Division 7 of the California Water Code and the plans and regulations adopted thereunder, shall comply with the following:

A. PRETREATMENT REQUIREMENTS

1. Pretreatment Education: The Discharger shall control chemical additives in the influent through the education of residents to minimize the presence of waste in the wastewater stream that could result in violation of the effluent limits and impacts to beneficial uses of waters of the state. The Discharger shall provide documentation that the residents have taken steps to not add or dispose of chemicals to the wastewater stream (such as plumbing agents, cleaning agents and cosmetic/grooming products) that will interfere with biological processes in the treatment system.
 - a. Residents shall be notified by the Discharger that they are responsible for eliminating influent waste from garbage disposals, every-flush toilet bowl cleaners, grease and cleaning products that do not biodegrade.
 - b. Documentation of the pretreatment educational materials and/or lease provisions shall be included in a report on water conservation to be provided to the Executive Officer within 60 days of adoption of this Order.

B. EFFLUENT LIMITATIONS

1. Waste discharged shall be limited to treated domestic wastewater only and shall not exceed 40,000 gpd.
2. The wastewater from the swimming pool and the Jacuzzi shall be disposed according to Los Angeles County Municipal Separate Storm Sewer System Permit:

"Dechlorinated/Debrominated Swimming Pool Discharge means swimming pool discharges which have no measurable chlorine or bromine and do not contain any detergents, wastes, or additional chemicals not typically found in swimming pool water." The swimming pool and Jacuzzi waters, that meet the requirements, may be discharged to a storm drain.

3. The wastewater treatment plant can only accept domestic wastewater from the Site. Any discharge other than specified in item 16, including brine, is prohibited.
4. Treated wastewater shall be discharged only to the holding tank and/or the spray disposal area controlled by the Discharger. The discharge of wastes, whether treated or untreated, to any watercourse or drainage ditch is prohibited at all times.
5. Treated wastewater discharged shall at no time contain any substances in concentration toxic to human, animal, plant or aquatic life.
6. Treated wastewater discharged shall at no time contain any substances or agent, which would produce offensive or unsightly conditions in the disposal area.

7. The discharge of an effluent with constituents in excess of the following limits is prohibited:

EFFLUENT LIMITATIONS

<u>Constituent</u>	<u>Units*</u>	<u>7 Days Median</u>	<u>Daily Maximum</u>
Oil and Grease	mg/L	--	15
BOD ₅ (20°C)	mg/L	--	45
Suspended Solids	mg/L	--	45
Total Dissolved Solids	mg/L	--	1,100
Sulfate	mg/L	--	400
Chloride	mg/L	--	200
Boron	mg/L	--	2
Nitrate-N + Nitrite-N + Ammonia-N + Organic-N	mg/L	--	10
Total Coliform	MPN/100ml	23	240¹

* mg/L: milligrams per liter

¹ If total coliform exceeds 240 MPN/100mL, the Discharger shall collect samples for total coliform analysis on a daily basis until the effluent achieves compliance.

8. The pH of wastewater discharged shall at all times be within the range of 6.5 to 8.5 units.
9. Secondary treated wastewater prior to its discharge to the spray disposal area shall be at all times adequately disinfected and oxidized.
10. An oxidized wastewater means wastewater in which the organic matter has been stabilized, is nonputrescible, and contains dissolved oxygen. The wastewater shall be considered adequately disinfected if the median concentration of total coliform bacteria in the disinfected effluent does not exceed an MPN of 23 per 100 milliliters utilizing the bacteriological results of the last seven days for which analyses have been completed, and the number of total coliform bacteria does not exceed an MPN of 240 per 100 milliliters in more than one sample in any 30 day period.
11. Treated wastewater discharged to the spray disposal area shall be retained on the designated area and shall not be allowed to escape as surface flow.

12. The treated wastewater up to peak flow of 40,000 gpd shall be disposed of in the restricted access spray disposal area. Access to the spray disposal area by the general public must be prevented at all times. Along the perimeter of the spray disposal area, signs shall be posted with the following warning: "ATTENTION TREATED WASTEWATER AVOID PHYSICAL CONTACT – DO NOT DRINK". The Discharger shall submit for the Executive Officer's approval, a plan to ensure that no unauthorized access occurs, sixty days after the adoption of this Order.
13. Effluent shall not contain inorganic chemicals and organic chemicals in concentrations exceeding the limits contained in the current California Drinking Water Standards, Sections 64431, 64444, and 64533 of Title 22 of the California Code of Regulations (CCR) or subsequent revisions (see Tables 1, 2, and 3)

Table 1. The Maximum Contaminant Levels: Inorganic Chemicals specified in Table 64431-A of Section 64431 of Title 22 of the CCR

<i>Chemical</i>	<i>Maximum Contaminant Level, mg/L</i>
Aluminum	1.
Antimony	0.006
Arsenic	0.010
Asbestos	7 MFL*
Barium	1.
Beryllium	0.004
Cadmium	0.005
Chromium	0.05
Cyanide	0.15
Fluoride	2.0
Mercury	0.002
Nickel	0.1
Nitrate (as NO ₃)	45.
Nitrate+Nitrite (sum as nitrogen)	10.
Nitrite (as nitrogen)	1.
Perchlorate	0.006
Selenium	0.05
Thallium	0.002

* MFL=million fibers per liter; MCL for fibers exceeding 10 um in length.

Table 2. The Maximum Contaminant Levels: Organic Chemicals specified in Table 64444-A of Section 64444 of Title 22 of the CCR

<i>Chemical</i>	<i>Maximum Contaminant Level, mg/L</i>
(a) Volatile Organic Chemicals (VOCs)	
Benzene	0.001
Carbon Tetrachloride (CTC)	0.0005
1,2-Dichlorobenzene	0.6
1,4-Dichlorobenzene	0.005
1,1-Dichloroethane	0.005
1,2-Dichloroethane (1,2-DCA)	0.0005
1,1-Dichloroethene (1,1-DCE)	0.006
Cis-1,2-Dichloroethylene	0.006
Trans-1,2-Dichloroethylene	0.01
Dichloromethane	0.005
1,2-Dichloropropane	0.005
1,3-Dichloropropene	0.0005
Ethylbenzene	0.7
Methyl-tert-butyl-ether	0.013
Monochlorobenzene	0.07
Styrene	0.1
1,1,2,2-Tetrachloroethane	0.001
Tetrachloroethylene (PCE)	0.005
Toluene	0.15
1,2,4-Trichlorobenzene	0.07
1,1,1-Trichloroethane	0.2
1,1,2-Trichloroethane -	0.005
Trichloroethylene (TOE)	0.005
Trichloroflubromethane	0.15
1,1,2-Trichloro-1,2,2-Trifluoroethane	1.2
Vinyl Chloride	0.0005
Xylenes (m,p)	1.75

Table 2 (continued). The Maximum Contaminant Levels: Organic Chemicals specified in Table 64444-A of Section 64444 of Title 22 of the CCR

<i>Chemical</i>	<i>Maximum Contaminant Level, mg/L</i>
(b) Non-Volatile Synthetic Organic Chemicals	
Alachlor	0.002
Atrazine	0.003
Bentazon	0.018
Benzo(a)pyrene	0.0002
Carbofuran	0.018
Chloradane	0.0001
2,4-D	0.07
Dalapon	0.2
1,2-Dibromo-3-chloropropane	0.0002
Di(2-ethylhexyl)adipate	0.4
Di(2-ethylhexyl)phthalate	0.004
Dinoseb	0.007
Diquat	0.02
Endothall	0.1
Endrin	0.002
Ethylene Dibromide (EDB)	0.00005
Glyphosate	0.7
Heptachlor	0.0000.1
Heptachlor Epoxie	0.00001
Hexachlorobenzene	0.001
Hexachlorocyclopentadiene	0.05
Lindane	0.0002
Methoxychlor	0.04
Molinate	0.02
Oxamyl	0.2
Pentachlorophenol	0.001
Picloram	0.5
Polychlorinated Biphenyls	0.0005
Simazine	0.004
Thiobencarb	0.07
Toxaphene	0.003
2,3,7,8-TCDD (Dioxin)	3×10^{-8}
2,4,5-TP (Silvex)	0.05

*MCL is for either a single isomer or the sum of the isomers.

Table 3. The Maximum Contaminant Levels: Disinfection Byproducts specified in Table 64533-A of Section 64533 of Title 22 of the CCR

Disinfection Byproducts	<i>Maximum Contaminant Level, mg/L</i>
Total Trihalomethanes (TTHM)	0.08
Bromodichloromethane	
Bromoform	
Chloroform	
Dibromochloromethane	
Haloacetic acid (five) (HAA5)	0.06
Monochloroacetic Acid	
Dichloroacetic Acid	
Trichloroacetic Acid	
Monobromoacetic Acid	
Dibromoacetic Acid	
Bromate	0.01
Chlorite	1.0

14. Radioactivity shall not exceed the limits specified in Sections 64442 and 64443 of Title 22 of the CCR or subsequent revisions (see Table 4).

Table 4. The Maximum Contaminant Levels: Radionuclides specified in Table 64442 of Section 64442 and Table 64443 of Section 64443 of Title 22 of the CCR

<i>Radionuclide</i>	<i>Maximum Contaminant Level</i>
Radium-226	5 pCi/L (combined radium-226 & -228)
Radium-228	
Gross Alpha particle activity (excluding radon and uranium)	15 pCi/L
Uranium	20 pCi/L
Beta/photon emitters	4 millirem/year annual dose equivalent to the total body or any internal organ
Strontium-90	8 pCi/L (= 4 millirem/yr dose to bone marrow)
Tritium	20,000 pCi/L (= 4 millirem/yr dose to total body)

C. RECEIVING WATER LIMITATIONS

1. The wastewater discharged shall not cause the receiving groundwater to contain constituents in excess of the following limits:

<u>Constituent</u>	<u>Units*</u>	<u>Daily Maximum</u>
Total Dissolved Solid	mg/L	1,100
Sulfate	mg/L	400
Chloride	mg/L	200
Boron	mg/L	2
Nitrate-N + Nitrite-N + Ammonia-N + Organic-N	mg/L	10
Total Coliform	MPN/100ml	<1.1
Fecal Coliform	MPN/100ml	<1.1
Enterococcus	MPN/100ml	<1.1

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

2. The Discharger shall install sufficient number of upgradient and downgradient monitoring wells in the spray disposal area to evaluate the impacts of the effluent discharges to groundwater. Well completion shall be in accordance with the standards in Bulletins 74-81 and 74-90 of the California Department of Water Resources.
3. The discharger shall demonstrate that the discharge from the wastewater treatment plant does not contribute to the deterioration of groundwater quality.
4. A groundwater monitoring work plan, identifying the number and locations of the groundwater monitoring wells, shall be submitted to the Regional Board within 90 days of the adoption of the WDR for EO's approval.

D. GENERAL REQUIREMENTS

1. Standby or emergency power facilities, emergency bypass facilities, and/or sufficient capacity shall be provided for treated effluent storage or sewer disposal during rainfall or in the event of plant upsets or outages, and at times when irrigation cannot be practiced.
2. The structural integrity, design, and location of the wastewater treatment plant and the disposal area shall be evaluated by a registered professional civil engineer to determine if the structure is sound or if it has reached its life expectancy. If it is found that the wastewater treatment system or the disposal area are not structurally sound and properly designed and located, a preliminary report should be submitted to address potential reconstruction and relocation of the wastewater treatment plant.
3. Adequate facilities shall be provided to protect the sewage treatment facility from damage by storm flows and runoff.
4. Adequate freeboard shall be maintained in the treated wastewater holding tank to ensure that direct rainfall will not cause overtopping.
5. An alternative method of disposal of treated effluent shall be established in emergency situations where the volume of effluent exceeds the storage tank capacity.
6. By February 1 of each year, beginning February 1, 2012, the Discharger shall submit an annual technical report to the Executive Officer relative to the operation and maintenance program for the Site. The report shall include 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 preventive maintenance;
 - d. Periodic pumping out of the treatment tanks; which will include the volume of sludge hauled off site and the name of the disposal facility where sludge was taken; and
 - e. Maintenance record of the spray disposal area.
7. The Discharger must acquire operators with Certification for the Wastewater Plant Operator pursuant to CCR, title 23, division 3, chapter 26, Classification of Wastewater Treatment Plants and Operator Certification. This certification can be obtained through the Office of Operator Certification at P.O. Box 944212, Sacramento, California. While an interim Facility Operator is responsible for proper Facility operations, he or she must be present at the Site at least once a week.

E. PROHIBITIONS

1. The discharge of wastewater or treated wastewater at any point(s) other than specifically described in this Order is prohibited, and constitutes a violation of the Order.
2. Spray disposal shall not be conducted during periods of rainfall and/or runoff.
3. Spray disposal water shall not be discharged to geologically unstable areas, and shall not result in earth movement and shall not result in soil erosion.
4. Spray disposal water shall not be impounded within 100 feet of any domestic water supply well.
5. Neither treatment of waste nor disposal of treated waste shall cause pollution or nuisance.
6. Spray disposal shall not cause conditions that allow breeding of mosquitoes, gnats, midges, or other pests.
7. Sewage odors shall not be detectable.
8. Spray disposal shall not impart tastes, odors, color, foaming, or other objectionable characteristics to receiving groundwater.
9. Spray disposal shall not contain any substance in concentration toxic to human, animal, or plant life.
10. Raw sewage or partially dried waste sludge shall not be sprayed on the ground surface or disposal area.
11. Volatile organic compounds, such as those found in gasoline, solvents, and cosmetic products (including hair, nail and skin -care and treatment products), shall not be discharged into the disposal system.
12. Paints, anti-freeze, industrial chemicals and hazardous materials shall not be discharged to the treatment plant, but sent to a local recycling or hazardous waste collection program.
13. Discharge of chlorine-treated water from pools, water features, and tanks and pharmaceuticals may cause the system to produce water quality that may not meet effluent limits and shall not be discharged.

14. The discharge of any radiological, chemical, or biological warfare agent or high level radiological waste is prohibited.

F. PROVISIONS

1. The Discharger shall maintain copies of this Order and the accompanying Monitoring and Reporting Program at the facility so as to be available at all times to personnel operating the site.
2. In accordance with CWC section 13267, the Discharger shall furnish, under penalty of perjury, technical monitoring program reports; such reports shall be submitted in accordance with specifications prepared by the Executive Officer, which specifications are subject to periodic revisions as may be warranted. The reports are needed to assure compliance with this Order and to protect the beneficial uses of waters of the state. The Regional Board's files contain the evidence supporting the need for the reports.
3. In accordance with section 13522.5 of the CWC, the Discharger shall file an engineering report, prepared by a properly qualified engineer registered in California, of any material change or proposed change in character, location or volume of the treated wastewater with the Regional Board and receive approval from the Executive Officer prior to implementation of proposed changes.
4. The Discharger shall file with the Regional Board technical reports on self-monitoring work performed according to the detailed specifications contained in the Monitoring and Reporting Program, as directed by the Executive Officer. The results of any monitoring done more frequently than required at the locations and/or times specified in the Monitoring and Reporting Program shall be reported to the Regional Board.
5. The Discharger shall notify the Regional Board staff, i.e. Project Manager, by telephone within 24 hours, of any violations of the WDR or any resulting adverse conditions from this facility that may endanger health or the environment. Written confirmation shall follow within one week.
6. This Order does not alleviate the responsibility of the Discharger to obtain other necessary local, state, and federal permits to construct facilities necessary for compliance with this Order; nor does this Order prevent imposition of additional standards, requirements, or conditions by any other regulatory agency. Expansion of the facility from its current capacity shall be contingent upon issuance of all necessary permits, including a Conditional Use Permit.

7. The Discharger shall submit to the Regional Board, within 90 days of the adoption of this Order, procedures that will be, or have been, taken to ensure that no discharge of any untreated or partially treated sewage, will result from the treatment facility, in the event of equipment failure.
8. Any offsite disposal of sewage or sludge shall be made only to a legal point of disposal. For purposes of this Order, a legal disposal site is one for which requirements have been established by a California Regional Water Quality Control Board, and which is in full compliance therewith. Any sewage or sludge handling shall be in such a manner as to prevent its reaching surface waters or watercourses.
9. After notice and opportunity for a hearing, this Order may be terminated or modified for cause, including, but not limited to:
 - a. Violation of any term or condition contained in this Order;
 - b. Obtaining this Order by misrepresentation, or failure to disclose all relevant facts;
 - c. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge.
10. The Discharger shall furnish, within a reasonable time, any information the Regional Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Order. The Discharger shall also furnish, to the Regional Board, upon request, copies of any records required to be kept by this Order.
11. The Discharger shall take all reasonable steps to minimize or prevent any discharge that has a reasonable likelihood of adversely affecting human health or the environment.
12. In the event of any change in facility operator or in control or ownership of land or waste discharge facilities owned or controlled by the Discharger, the Discharger shall:
 - a. Notify this Regional Board in writing at least 30 days in advance of such a change; and
 - b. Notify the succeeding owner or operator by letter, a copy of which shall be filed with this Regional Board, of existence of this Order.
13. In accordance with CWC section 13260(c) the Discharger shall file a report of any material change or proposed change in the character, location, boundaries or volume of this discharge at least 120 days prior to the date of such proposed change.

14. This Order includes the attached "*Standard Provisions Applicable to Waste Discharge Requirements*" (Attachment A) which is incorporated herein by reference. If there is any conflict between provisions stated herein and the attached "*Standard Provisions Applicable to Waste Discharge Requirements*", those provisions attached herein will prevail.
15. This Order does not exempt the operator of this facility from compliance with any other laws, regulations, or ordinances which may be applicable, and it does not affect any further restraints on this facility which may be contained in other statutes or required by other agencies.
16. In accordance with the CWC, section 13264, these waste discharge requirements are subject to review and revision by the Regional Board when it deems the revision to be necessary.
17. In accordance with CWC, section 13263(g), these requirements shall not create a vested right to continue to discharge. All discharges of waste into the waters of the State are privileges, not rights, and are subject to rescission or modification.

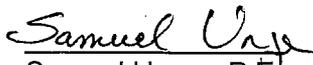
G. TERMINATION

Order No. 89-029, adopted by this Board on March 27, 1989, is hereby terminated, except for enforcement purposes.

H. TARGET REVIEW DATE

This Order will be reviewed by November 10, 2016.

I, Samuel Unger, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, Los Angeles Region, on November 10, 2011.


Samuel Unger, P.E.
Executive Officer

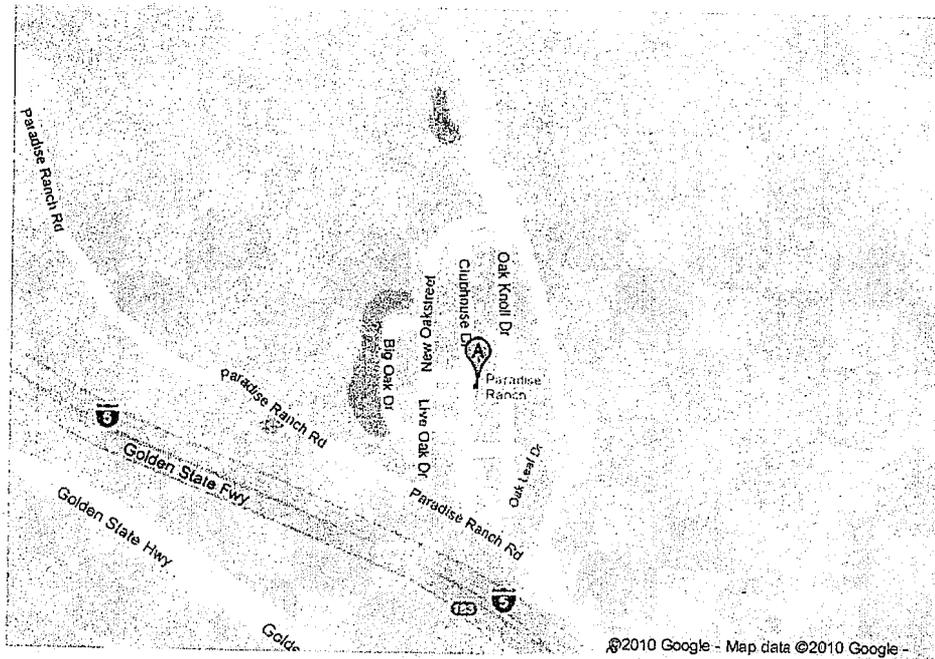


Figure 1- Site Location Map

A marks the location of Paradise Ranch Mobile Home Park

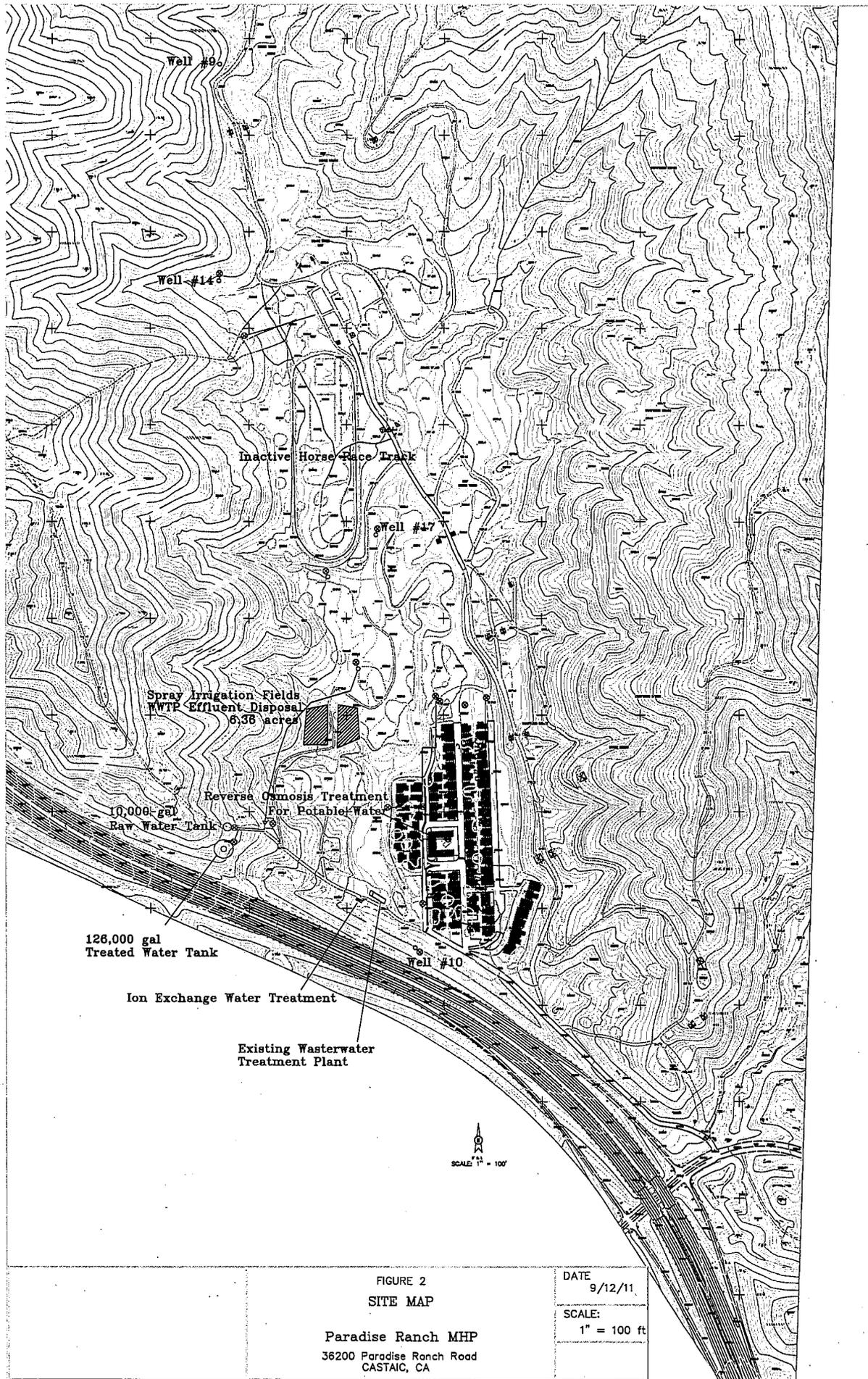


FIGURE 2
SITE MAP

Paradise Ranch MHP
36200 Paradise Ranch Road
CASTAIC, CA

DATE
9/12/11
SCALE:
1" = 100 ft

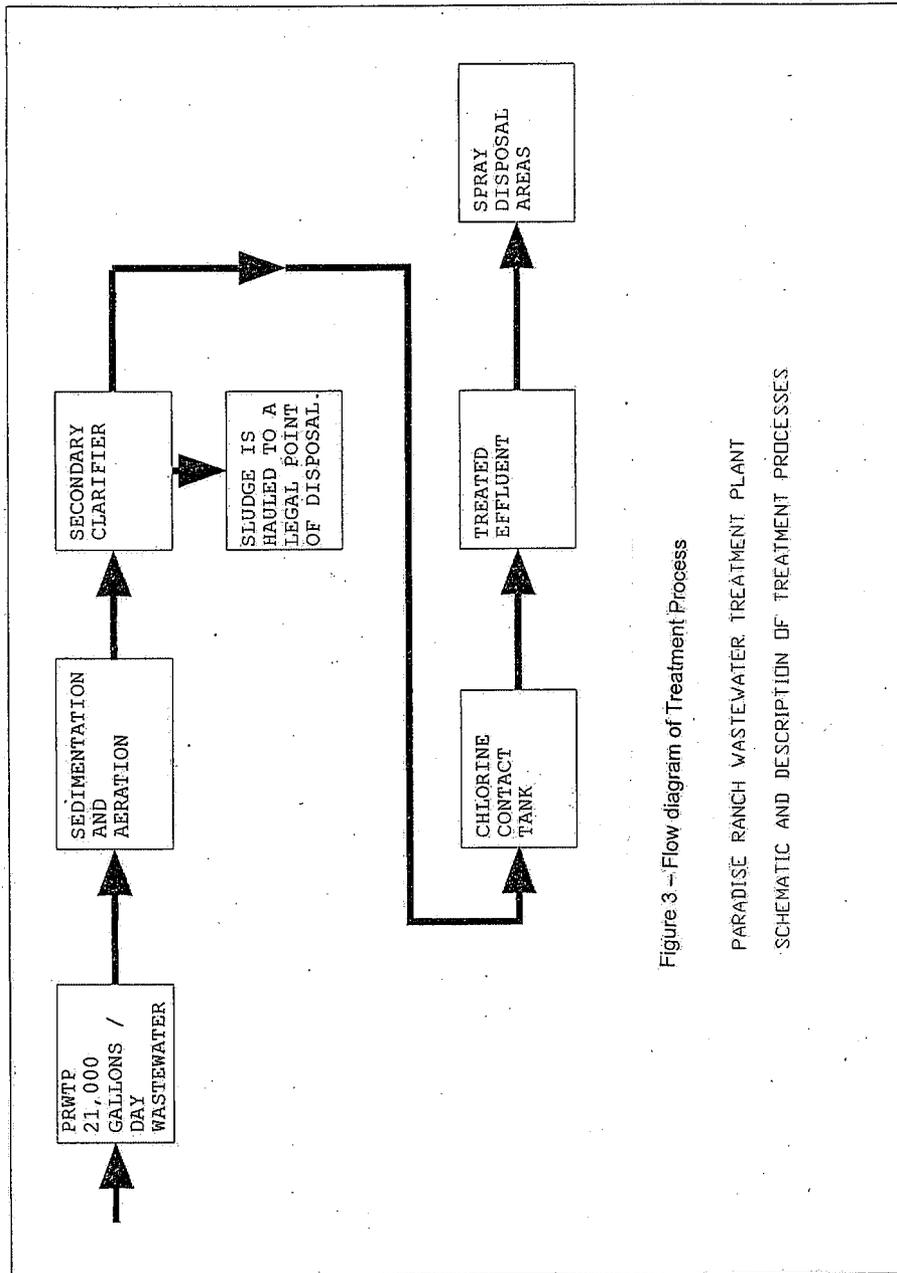


Figure 3 -- Flow diagram of Treatment Process

PARADISE RANCH WASTEWATER TREATMENT PLANT
SCHEMATIC AND DESCRIPTION OF TREATMENT PROCESSES

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

**MONITORING AND REPORTING PROGRAM NO. CI 5671
FOR
RESIDENTIAL FUND 1347, LLC
(PARADISE RANCH WASTEWATER TREATMENT PLANT)
(File No.69-58)**

This Monitoring and Reporting Program No. CI 5671 (MRP) is issued pursuant to California Water Code section 13267, which authorizes the Regional Water Quality Control Board, Los Angeles Region, (Regional Board) to require a person who discharges waste that could affect the quality of the waters of the state to furnish technical or monitoring reports.

The reports required herein are necessary to assure compliance with Waste Discharge Requirements Order No. R4-2011-0177 (WDRs) and to protect the waters of the state and their beneficial uses. The evidence that supports the need for the reports is set forth in the WDRs and the Regional Board record.

I. REPORTING REQUIREMENTS

- A. Residential Fund 1347, LLC (hereinafter Discharger) shall implement this monitoring program on the effective date of this Order. The first monitoring report under this program, from November to December 2011, shall be submitted by January 15, 2012. If there is no discharge, during any reporting period, the report shall so state.

The Discharger shall submit all reports required under this MRP, including groundwater monitoring data, to the State Water Resources Control Board GeoTracker data base, in addition to submitting hard copies to the Regional Board Office. Once the Discharger demonstrates mastery of electronic submittal of reports to GeoTracker for the Site, it may request the Regional Board waive the requirement of submitting hard copies of the report.

Subsequent monitoring reports shall be received at the Regional Board according to the following schedule:

November 10, 2011

<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. By February 1 of each year, beginning February 1, 2012, 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.
- C. Laboratory analyses – all chemical, bacteriological, and toxicity analyses shall be conducted at a laboratory certified for such analyses by the California Department of Public Health, 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. 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.
- 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 Public Health and in accordance with current 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.
- 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. 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 waste discharge requirements. 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 records of sampling and analytical results: 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. If the Discharger performs analyses on any effluent more frequently than required by this Order using approved analytical methods, the results of those analyses shall be included in the report. Those results shall also be reflected in the calculation of the average values used in demonstrating compliance with average effluent limitations.
- K. In reporting the monitoring data, the Discharger shall arrange the data in tabular form so that the date, the constituents, and the concentration are readily discernible. The data shall be summarized to demonstrate compliance with the requirements and, where applicable, shall include results of receiving water observations.
- L. Any mitigation/remedial activity including any pre-discharge treatment conducted at the site must be reported in the quarterly monitoring report.

II. EFFLUENT MONITORING REQUIREMENTS

1. The effluent sampling location shall be at the end of the treatment system where representative samples of treated wastewater can be obtained prior to discharge to the emergency/wet weather storage tank. All effluent samples must be obtained at the same sampling location. Any proposed change of sampling location shall be identified and approved by the Executive Officer prior to its use.

The following shall constitute the effluent monitoring program for treated wastewater discharged to the emergency/wet weather storage tank:

<u>Constituent</u>	<u>Unit*</u>	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis</u>
Total Flow	gallons/day	recorder	continual
pH	pH Units	grab	monthly
Oil and Grease	mg/L	grab	monthly
BOD ₅ (20°C)	mg/L	grab	monthly
Suspended Solids	mg/L	grab	monthly
Total Dissolved Solids	mg/L	grab	monthly
Sulfate	mg/L	grab	monthly
Chloride	mg/L	grab	monthly
Boron	mg/L	grab	monthly
Nitrate as Nitrogen	mg/L	grab	monthly
Nitrite as Nitrogen	mg/L	grab	monthly
Ammonia as Nitrogen	mg/L	grab	monthly
Organic Nitrogen	mg/L	grab	monthly
Residual Chlorine	mg/L	grab	monthly
Total Coliform ¹	MPN/100mL	grab	weekly
Fecal Coliform ¹	MPN/100mL	grab	weekly
Enterococcus ¹	MPN/100mL	grab	weekly
Priority Pollutants ²	µg/L	grab	annually
Constituents of Emerging Concern (CEC) ³		grab	annually

* mg/L: milligrams per liter; µg/L: micrograms per liter,

MPN/100mL: Most Probable Number per 100 milliliter

¹ During the initial start up period of 12 weeks for the upgrade wastewater treatment system, 5 samples per week of monitoring in a 7-day period shall be conducted for bacteriological analyses. After the start-up period and the establishment of system operational performance and effluent limits have been met, the effluent monitoring frequency shall be reduced to a weekly interval. If effluent limitations cannot be met, the Executive Office may require more frequent monitoring.

² A list of the priority pollutants is attached. (See Attachment A.)

³ A list of constituents of emerging concern. (See Attachment B.)

2. The quarterly reports shall contain the following information:

- a. Average and maximum daily waste flow for each month in gallons per day.
- b. Estimated population served during each month of the reporting period.
- c. Results of at least monthly observations in the spray disposal area for any overflow or surfacing of waste.
- d. A summary of all exceedences of WDR requirements shall be submitted as the first section of the report, along with a description of efforts to resolve the discrepancies.

III. GROUNDWATER MONITORING PROGRAM

A ground water monitoring program shall be designed to evaluate impacts of wastewater discharged through the spray disposal area to groundwater. A groundwater monitoring work plan must be submitted to the Regional Board for review by close of business on February 10, 2012 and is subject to approval by the Executive Officer prior to implementation. The groundwater monitoring well construction must meet the following:

1. The Discharger shall install sufficient number of monitoring wells that are upgradient and downgradient of the spray disposal areas, to evaluate potential impact to groundwater resulting from the discharge.
2. Construction and development of the monitoring wells shall be completed within 60 days after the approval by the Executive Officer of the monitoring well plan in accordance with the standards in Bulletins 74-81 and 74-90 of the California Department of Water Resources.
3. Within 30 days after installation of the monitoring wells, a well installation report including a scaled plot plan, soil boring logs, water quality data, and as built well construction diagrams shall be submitted to the Regional Board.
4. The report must be prepared by, or under the direction of, a California Registered Geologist, or Certified Engineering Geologist, or a California Registered Civil Engineer with appropriate experience in hydrogeology.
5. The Discharger shall establish baseline groundwater water quality from all monitoring wells. The discharger shall demonstrate that the discharge from the wastewater treatment plant does not contribute to the deterioration of groundwater quality.

The following shall constitute the groundwater monitoring program:

<u>Constituent</u>	<u>Unit*</u>	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis</u>
pH	pH Units	grab	quarterly
Total Dissolved Solids	mg/L	grab	quarterly
Sulfate	mg/L	grab	quarterly
Chloride	mg/L	grab	quarterly
Boron	mg/L	grab	quarterly
Nitrate-N	mg/L	grab	quarterly
Nitrite-N	mg/L	grab	quarterly
Ammonia-N	mg/L	grab	quarterly
Organic-N	mg/L	grab	quarterly
Total Coliform	MPN/100mL	grab	quarterly
Fecal Coliform	MPN/100mL	grab	quarterly
Enterococcus	MPN/100mL	grab	quarterly
Priority Pollutants	µg/L	grab	annually
Constituents of Emerging Concern (CEC)		grab	annually

* mg/L: milligrams per liter; µg/L: micrograms per liter,
 MPN/100mL: Most Probable Number per 100 milliliter

IV. WASTE HAULING REPORT

In the event that waste oil and grease, sludge, septage, or other wastes are hauled offsite, the name and address of the hauler of the waste shall be reported, along with the 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.

V. OPERATION AND MAINTENANCE REPORT

The Discharger shall annually submit a technical report with the Executive Officer relative to the operation and maintenance program for the Residential Fund 1347, LLC site. The information to be contained in the report shall include 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 treatment tanks; and
- e. Maintenance record of the spray disposal area.
- f. Results of at least monthly observations in the disposal area for any overflow or surfacing of waste.

This operations and maintenance record shall be kept current and filed with the annual report due by February 1 of each year.

VI. 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)"

VII. PUBLIC DOCUMENTS

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

VIII. ELECTRONIC SUBMITTAL OF INFORMATION

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, and pdf monitoring reports to the State Water Resources Control Board GeoTracker database under Global ID WDR100001834.

Ordered by: Samuel Unger
Samuel Unger, PE
Executive Officer

Date: November 10, 2011

ATTACHMENT A

PRIORITY POLLUTANTS

Metals

Antimony
Arsenic
Beryllium
Cadmium
Chromium
Copper
Lead
Mercury
Nickel
Selenium
Silver
Thallium
Zinc

Miscellaneous

Cyanide
Asbestos (only if
specifically
required)

Pesticides & PCBs

Aldrin
Chlordane
Dieldrin
4,4'-DDT
4,4'-DDE
4,4'-DDD
Alpha-endosulfan
Beta-endosulfan
Endosulfan sulfate
Endrin
Endrin aldehyde
Heptachlor

Base/Neutral Extractibles

Acenaphthene
Benzidine
1,2,4-Trichlorobenzene
Hexachlorobenzene
Hexachloroethane
Bis(2-chloroethyl) ether
2-Chloronaphthalene
1,2-Dichlorobenzene
1,3-Dichlorobenzene
1,4-Dichlorobenzene
3,3'-Dichlorobenzidine
2,4-Dinitrotoluene
2,6-Dinitrotoluene
1,2-Diphenylhydrazine
Fluoranthene
4-Chlorophenyl phenyl ether
4-Bromophenyl phenyl ether
Bis(2-chloroisopropyl) ether
Bis(2-chloroethoxy) methane
Hexachlorobutadiene
Hexachlorocyclopentadiene

Isophorone
Naphthalene
Nitrobenzene
N-nitrosodimethylamine
N-nitrosodi-n-propylamine
N-nitrosodiphenylamine
Bis (2-ethylhexyl) phthalate
Butyl benzyl phthalate
Di-n-butyl phthalate
Di-n-octyl phthalate
Diethyl phthalate
Dimethyl phthalate
Benzo(a) anthracene
Benzo(a) pyrene

Acid Extractibles

2,4,6-Trichlorophenol
P-Chloro-m-cresol
2-Chlorophenol
2,4-Dichlorophenol
2,4-Dimethylphenol
2-Nitrophenol
4-Nitrophenol
2,4-Dinitrophenol
4,6-Dinitro-o-cresol
Pentachlorophenol
Phenol

Volatile Organics

Acrolein
Acrylonitrile
Benzene
Carbon tetrachloride
Chlorobenzene
1,2-Dichloroethane
1,1,1-Trichloroethane

1,1-Dichloroethane
1,1,2-Trichloroethane
1,1,2,2-Tetrachloroethane
Chloroethane
Chloroform
1,1-Dichloroethylene
1,2-Trans-dichloroethylene
1,2-Dichloropropane
1,2-Dichloropropylene
Ethylbenzene
Methylene chloride
Methyl chloride
Methyl bromide
Bromoform

Heptachlor epoxide
Alpha-BHC
Beta-BHC
Gamma-BHC
Delta-BHC
Toxaphene
PCB 1016
PCB 1221
PCB 1232
PCB 1242
PCB 1248
PCB 1254
PCB 1260

Benzo (b) fluoranthene
Benzo(k) fluoranthene
Chrysene
Acenaphthylene
Anthracene
1,12-Benzoperylene
Fluorene
Phenanthrene
1,2,5,6-Dibenzanthracene
Indeno (1,2,3-cd) pyrene
Pyrene
TCDD

Bromodichloromethane
Dibromochloromethane
Tetrachloroethylene
Toluene
Trichloroethylene
Vinyl chloride
2-Chloroethyl vinyl ether

ATTACHMENT B

Parameter	Units
17 α -Ethinyl Estradiol	ng/L
17 β -Estradiol	ng/L
Estrone	ng/L
Bisphenol A	ng/L
Nonylphenol and nonylphenol polyethoxylates	ng/L
Octylphenol and octylphenol polyethoxylates	ng/L
Polybrominated diphenyl ethers	ng/L
Acetaminophen	ng/L
Amoxicillin	ng/L
Azithromycin	ng/L
Carbamazepine	ng/L
Caffeine	ng/L
Ciprofloxacin	ng/L
DEET	ng/L
Dilantin	ng/L
Gemfibrozil	ng/L
Ibuprofen	ng/L
Lipitor	ng/L
Primidone	ng/L
Sulfamethoxazole	ng/L
Trimethoprim	ng/L
Salicylic acid	ng/L
TCEP	ng/L
Triclosan	ng/L

STANDARD PROVISIONS
APPLICABLE TO WASTE DISCHARGE REQUIREMENTS

1. DUTY TO COMPLY

The discharger must comply with all conditions of these waste discharge requirements. A responsible party has been designated in the Order for this project, and is legally bound to maintain the monitoring program and permit. Violations may result in enforcement actions, including Regional Board orders or court orders requiring corrective action or imposing civil monetary liability, or in modification or revocation of these waste discharge requirements by the Regional Board. [CWC Section 13261, 13263, 13265, 13268, 13300, 13301, 13304, 13340, 13350]

2. GENERAL PROHIBITION

Neither the treatment nor the discharge of waste shall create a pollution, contamination or nuisance, as defined by Section 13050 of the California Water Code (CWC). [H&SC Section 5411, CWC Section 13263]

3. AVAILABILITY

A copy of these waste discharge requirements shall be maintained at the discharge facility and be available at all times to operating personnel. [CWC Section 13263]

4. CHANGE IN OWNERSHIP

The discharger must notify the Executive Officer, in writing at least 30 days in advance of any proposed transfer of this Order's responsibility and coverage to a new discharger containing a specific date for the transfer of this Order's responsibility and coverage between the current discharger and the new discharger. This agreement shall include an acknowledgement that the existing discharger is liable for violations up to the transfer date and that the new discharger is liable from the transfer date on. [CWC Sections 13267 and 13263]

5. CHANGE IN DISCHARGE

In the event of a material change in the character, location, or volume of a discharge, the discharger shall file with this Regional Board a new Report of Waste Discharge. [CWC Section 13260(c)]. A material change includes, but is not limited to, the following:

- (a) Addition of a major industrial waste discharge to a discharge of essentially domestic sewage, or the addition of a new process or product by an industrial facility resulting in a change in the character of the Waste.

November 7, 1990
WDR

Standard Provisions Applicable to
Waste Discharge Requirements

- (b) Significant change in disposal method, e.g., change from a land disposal to a direct discharge to water, or change in the method of treatment which would significantly alter the characteristics of the waste.
- (c) Significant change in the disposal area, e.g., moving the discharge to another drainage area, to a different water body, or to a disposal area significantly removed from the original area potentially causing different water quality or nuisance problems.
- (d) Increase in flow beyond that specified in the waste discharge requirements.
- (e) Increase in the area or depth to be used for solid waste disposal beyond that specified in the waste discharge requirements. [CCR Title 23 Section 2210]

6. REVISION

These waste discharge requirements are subject to review and revision by the Regional Board. [CCR Section 13263]

7. TERMINATION

Where the discharger becomes aware that it failed to submit any relevant facts in a Report of Waste Discharge or submitted incorrect information in a Report of Waste Discharge or in any report to the Regional Board, it shall promptly submit such facts or information. [CWC Sections 13260 and 13267]

8. VESTED RIGHTS

This Order does not convey any property rights of any sort or any exclusive privileges. The requirements prescribed herein do not authorize the commission of any act causing injury to persons or property, do not protect the discharger from his liability under Federal, State or local laws, nor do they create a vested right for the discharger to continue the waste discharge. [CWC Section 13263(g)]

9. SEVERABILITY

Provisions of these waste discharge requirements are severable. If any provision of these requirements are found invalid, the remainder of the requirements shall not be affected. [CWC Section 921]

Standard Provisions Applicable to
Waste Discharge Requirements

10. OPERATION AND MAINTENANCE

The discharger shall, at all times, properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the discharger to achieve compliance with conditions of this Order. Proper operation and maintenance includes effective performance, adequate funding, adequate operator staffing and training, and adequate laboratory and process controls including appropriate quality assurance procedures. This provision requires the operation of backup or auxiliary facilities or similar systems only when necessary to achieve compliance with the conditions of this Order. [CWC Section 13263(f)]

11. HAZARDOUS RELEASES

Except for a discharge which is in compliance with these waste discharge requirements, any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Article 3.7 (commencing with Section 8574.7) of Chapter 7 of Division 1 of Title 2 of the Government Code, and immediately notify the State Board or the appropriate Regional Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of Section 13271 of the Water Code unless the discharger is in violation of a prohibition in the applicable Water Quality Control plan. [CWC Section 1327(a)]

12. PETROLEUM RELEASES

Except for a discharge which is in compliance with these waste discharge requirements, any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Article 3.5 (commencing with Section 8574.1) of Chapter 7 of Division 1 of Title 2 of the Government Code. This provision does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Section 311 of the Clean Water Act or the discharge is in violation of a prohibition in the applicable Water Quality Control Plan. [CWC Section 13272]

Standard Provisions Applicable to
Waste Discharge Requirements

13. ENTRY AND INSPECTION

The discharger shall allow the Regional Board, or an authorized representative upon the presentation of credentials and other documents as may be required by law, to:

- (a) Enter upon the discharger's premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Order;
- (b) Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Order;
- (c) Inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Order; and
- (d) Sample or monitor at reasonable times, for the purposes of assuring compliance with this Order, or as otherwise authorized by the California Water Code, any substances or parameters at any location. [CWC Section 13267]

14. MONITORING PROGRAM AND DEVICES

The discharger shall furnish, under penalty of perjury, technical monitoring program reports; such reports shall be submitted in accordance with specifications prepared by the Executive Officer, which specifications are subject to periodic revisions as may be warranted. [CWC Section 13267]

All monitoring instruments and devices used by the discharger to fulfill the prescribed monitoring program shall be properly maintained and calibrated as necessary to ensure their continued accuracy. All flow measurement devices shall be calibrated at least once per year, or more frequently, to ensure continued accuracy of the devices. Annually, the discharger shall submit to the Executive Office a written statement, signed by a registered professional engineer, certifying that all flow measurement devices have been calibrated and will reliably achieve the accuracy required.

Unless otherwise permitted by the Regional Board Executive officer, all analyses shall be conducted at a laboratory certified for such analyses by the State Department of Health Services. The Regional Board Executive Officer may allow use of an uncertified laboratory under exceptional circumstances, such as when the closest laboratory to the monitoring location is outside the State boundaries and therefore not subject to certification. All analyses shall be required to be conducted in accordance with the latest edition of "Guidelines Establishing Test Procedures for Analysis of Pollutants" [40CFR Part 136] promulgated by the U.S. Environmental Protection Agency. [CCR Title 23, Section 2230]

Standard Provisions Applicable to
Waste Discharge Requirements

15. TREATMENT FAILURE

In an enforcement action, it shall not be a defense for the discharger that it would have been necessary to halt or to reduce the permitted activity in order to maintain compliance with this Order. Upon reduction, loss, or failure of the treatment facility, the discharger shall, to the extent necessary to maintain compliance with this Order, control production or all discharges, or both, until the facility is restored or an alternative method of treatment is provided. This provision applies, for example, when the primary source of power of the treatment facility fails, is reduced, or is lost. [CWC Section 13263(f)]

16. DISCHARGE TO NAVIGABLE WATERS

Any person discharging or proposing to discharge to navigable waters from a point source (except for discharge of dredged or fill material subject to Section 404 of the Clean Water Act and discharge subject to a general NPDES permit) must file an NPDES permit application with the Regional Board. [CCR Title 2 Section 22357]

17. ENDANGERMENT TO HEALTH AND ENVIRONMENT

The discharger shall report any noncompliance which may endanger health or the environment. Any such information shall be provided verbally to the Executive Officer within 24 hours from the time the discharger becomes aware of the circumstances. A written submission shall also be provided within five days of the time the discharger becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The Executive officer, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours. The following occurrence(s) must be reported to the Executive Office within 24 hours:

- (a) Any bypass from any portion of the treatment facility.
- (b) Any discharge of treated or untreated wastewater resulting from sewer line breaks, obstruction, surcharge or any other circumstances.
- (c) Any treatment plan upset which causes the effluent limitation of this Order to be exceeded. [CWC Sections 13263 and 13267]

18. MAINTENANCE OF RECORDS

The discharger shall retain records of all monitoring information including all calibration and maintenance records, all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this Order, and record of all data used

Standard Provisions Applicable to
Waste Discharge Requirements

to complete the application for this Order. Records shall be maintained for a minimum of three years from the date of the sample, measurement, report, or application. This period may be extended during the course of any unresolved litigation regarding this discharge or when requested by the Regional Board Executive Officer.

Records of monitoring information shall include:

- (a) The date, exact place, and time of sampling or measurement;
 - (b) The individual(s) who performed the sampling or measurement;
 - (c) The date(s) analyses were performed;
 - (d) The individual(s) who performed the analyses;
 - (e) The analytical techniques or method used; and
 - (f) The results of such analyses.
19. (a) All application reports or information to be submitted to the Executive Office shall be signed and certified as follows:
- (1) For a corporation – by a principal executive officer or at least the level of vice president.
 - (2) For a partnership or sole proprietorship – by a general partner or the proprietor, respectively.
 - (3) For a municipality, state, federal, or other public agency – by either a principal executive officer or ranking elected official.
- (b) A duly authorized representative of a person designated in paragraph (a) of this provision may sign documents if:
- (1) The authorization is made in writing by a person described in paragraph (a) of this provision.
 - (2) The authorization specifies either an individual or position having responsibility for the overall operation of the regulated facility or activity; and
 - (3) The written authorization is submitted to the Executive Officer.

Any person signing a document under this Section shall make the following certification:

Standard Provisions Applicable to
Waste Discharge Requirements

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. [CWC Sections 13263, 13267, and 13268]"

20. OPERATOR CERTIFICATION

Supervisors and operators of municipal wastewater treatment plants and privately owned facilities regulated by the PUC, used in the treatment or reclamation of sewage and industrial waste shall possess a certificate of appropriate grade in accordance with Title 23, California Code of Regulations Section 3680. State Boards may accept experience in lieu of qualification training. In lieu of a properly certified wastewater treatment plant operator, the State Board may approve use of a water treatment plant operator of appropriate grade certified by the State Department of Health Services where reclamation is involved.

Each plant shall be operated and maintained in accordance with the operation and maintenance manual prepared by the municipality through the Clean Water Grant Program [CWC Title 23, Section 2233(d)]

ADDITIONAL PROVISIONS APPLICABLE TO
PUBLICLY OWNED TREATMENT WORKS' ADEQUATE CAPACITY

21. Whenever a publicly owned wastewater treatment plant will reach capacity within four years the discharger shall notify the Regional Board. A copy of such notification shall be sent to appropriate local elected officials, local permitting agencies and the press. The discharger must demonstrate that adequate steps are being taken to address the capacity problem. The discharger shall submit a technical report to the Regional Board showing flow volumes will be prevented from exceeding capacity, or how capacity will be increased, within 120 days after providing notification to the Regional Board, or within 120 days after receipt of notification from the Regional Board, of a finding that the treatment plant will reach capacity within four years. The time for filing the required technical report may be extended by the Regional Board. An extension of 30 days may be granted by the Executive Officer, and longer extensions may be granted by the Regional Board itself. [CCR Title 23, Section 2232]

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

**CEASE AND DESIST ORDER NO. R4-2011-0178
REQUIRING THE RESIDENTIAL FUND 1347, LLC
TO UNDERTAKE ACTIONS
TOWARD COMPLIANCE WITH WASTE DISCHARGE REQUIREMENTS CONTAINED IN THE
WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE PARADISE RANCH
WASTEWATER TREATMENT PLANT
(File No. 69-58)**

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) finds:

1. Residential Fund 1347, LLC (hereinafter Discharger) owns Paradise Ranch Mobile Home Park (Site), located at 36200 Paradise Ranch Road, Castaic, California. The Discharger operates the Paradise Ranch Wastewater Treatment Plant (Facility) which treats 14,500 gallons per day (gpd) of domestic wastewater from a 94-unit mobile home park and discharges the effluent to a spray disposal area, under Waste Discharge Requirements (WDR) and Water Reclamation Requirements (WRR) contained in Order No. 89-029, adopted by the Los Angeles Regional Water Quality Control Board (Regional Board) on March 27, 1989.
2. In November 1998, Kenneth D. Smith, sold the Site and transferred the right to operate the Facility under Order No. 89-029 to Santiago Associates, LLC. On December 15, 2009, a notice of default was filed for foreclosure of Paradise Ranch real property owned by Santiago Associate LLC. On May 13, 2010, Residential Trust 1347, LLC, bought the Site including the wastewater treatment plant. At the same time, the authority to operate the Facility under Order No. 89-029 was transferred to the Residential Trust 1347, LLC.
3. During the August 30, 2011 inspection, Regional Board staff verified that the Site consists of 342.62 acres of land, including the 94-unit mobile home park, an office/recreation building (clubhouse), a swimming pool, a Jacuzzi, an inactive racetrack, a Public Water System (PWS), and a secondary wastewater treatment plant.
4. The Site originally used groundwater from on-site water supply wells as the source for drinking water. However, the groundwater has exceeded the California upper secondary maximum contaminant levels (MCLs) of 1,000 milligrams per liter (mg/L) for total dissolved solids (TDS) and 500 mg/L for sulfate. From 2004 through 2008, Santiago Associate LLC imported 100% of the potable water supply from Casitas Lake Water District to meet California drinking water standards. The water supply to the Site was delivered by private tanker trucks.

November 10, 2011

5. In 2009, Santiago Associate LLC completed installation of a PWS to treat the well water to comply with the drinking water standards due to poor quality of the well water supply at the Site. The PWS as defined by the California Health and Safety (H&S) Code, section 116275(h) was constructed at the Site. The PWS is regulated by the California Department of Public Health (CDPH) water system number 1910099. The PWS serves 94 service connections and a population of approximately 217 persons. Presently, The PWS provides a water supply by blending local groundwater with the hauled imported water.
6. Domestic wastewater originated from 94 mobile home units, a clubhouse, and a common laundry room to the Facility. The daily average flow is 14,500 gpd and the peak flow is between 25,000 to 30,000 gpd. The wastewater treatment system was manufactured by Aer-O-Flo Corporation. It is an activated sludge system with extended aeration process, capable of treating 40,000 gallons per day of domestic sewage. The existing wastewater treatment plant includes sedimentation and aeration together with secondary clarification followed by disinfection. Disinfection is achieved by chlorination.
7. Treated effluent from the Facility is currently being discharged to a primary spray disposal area. Under normal conditions, treated effluent is discharged directly from the wastewater treatment plant to the spray disposal area.
8. The compliance history of Paradise Ranch Mobile Home Park is summarized as follows:
 - a. On April 9, 2001, the Executive Officer issued Santiago Associates, LLC a Notice of Violation (NOV) for repeated effluent limit exceedances from December 1998 through December 2000 for TDS, chloride, sulfate, boron, fluoride, and coliform and required submittal of a report detailing corrective action taken or proposed to preclude future effluent violations.
 - b. On July 23, 2001, the Executive Officer issued Santiago Associates, LLC a second NOV for nonsubmittal of the 1st Quarter 2001 report and for the violations of effluent limitations for TDS, chloride, sulfate, and boron during 2nd Quarter of 2001. The NOV required submittal of a report detailing corrective action taken or proposed to preclude future effluent violations.
 - c. On July 10, 2002, the Executive Officer issued Santiago Associates LLC a third NOV for violating the effluent limitations for TDS, sulfate, chloride, boron, and fluoride from 3rd Quarter 2001 through 1st Quarter 2002 and for the unauthorized discharge of regeneration brine into the effluent channel of the PRWTP. The NOV requested a report detailing the plans to achieve compliance with effluent limitations contained in Order No. 89-029.

- d. On October 17, 2003, the Executive Officer issued Santiago Associates LLC a fourth NOV for violations of the effluent limitations for TDS, sulfate, chloride, boron and nitrate from 2nd Quarter 2002 through 2nd Quarter 2003 and for the unauthorized discharge of regeneration brine into the effluent channel of the PRWTP. The NOV requested a report detailing implementation of corrective and preventative actions to bring the discharge into full compliance with effluent limitations of Board Order No. 89-029.
- e. On August 18, 2005, the Executive Officer issued Santiago Associates LLC a fifth NOV and Request for Technical Information pursuant to CWC section 13267 for the violations found during the March 30, 2005 inspection. The letter also required additional information on the discharge of brine.
- f. On March 20, 2006, the Executive Officer issued Complaint No. R4-2006-0010 for Administrative Civil Liability (ACL) against the Santiago Associates, LLC in the amount of \$1,028,553 for 168 effluent violations of waste discharge requirements and for making unauthorized discharges of regeneration brine and reverse osmosis reject water to the Facility in the period from November 18, 1998 through June 1, 2005.
- g. On March 20, 2006, the Executive Officer issued Cleanup and Abatement Order (CAO) No. R4-2006-0011 to Santiago Associates, LLC. The CAO required Santiago Associates, LLC to implement necessary measures at the Site to eliminate and abate the discharge of brine into the wastewater treatment plant and the effluent channel of the wastewater treatment plant.
- h. Santiago Associates, LLC responses to the CAO were received on April 19, May 19, June 8, July 17, and July 19, 2006. On October 13, 2006, Regional Board staff conducted an inspection of the facility and confirmed that all unauthorized discharges of brine had stopped. The Regional Board reviewed the responses to the CAO and issued a CAO completion letter on January 12, 2007.
- i. On June 18, 2007, Regional Board staff issued the Revised ACL Complaint in the amount of \$520,087, which supersedes Complaint No. R4-2006-0010. The Revised ACL Complaint considers the financial documents submitted by Santiago Associates, LLC on March 23, 2007, as well as its comments to the draft Panel Hearing package received on April 23, 2007. Upon reevaluation and considering the Santiago Associates, LLC possible inability to pay, the Revised ACL Complaint is only limited to violations that occurred after March 20, 2003. Further, Regional Board staff finds it appropriate to issue the Revised ACL Complaint against Santiago Associates, LLC and Mr. Richard Hall, as a responsible corporate officer of Santiago Associates, LLC. On December 15, 2009, a notice of default was filed for foreclosure of Paradise Ranch real property owned by Santiago Associate LLC.

- j. On April 25, 2008 and April 6, 2009, Regional Board staff directed Santiago Associates, LLC to submit more information for the Report of Waste Discharge (RoWD) in order to revise the WDR.
 - k. On February 25, 2010, Regional Board staff issued an NOV to Santiago Associates, LLC for failing to submit information for the RoWD, as directed.
 - l. On June 15, 2010, Residential Fund 1347, LLC, the new owner and operator, submitted additional information to partially complete RoWD.
 - m. On June 29, 2011, Residential Fund 1347, LLC submitted supporting documentation to complete RoWD.
9. WDR Order No. R4-2011-0177, adopted by the Regional Board on November 10, 2011 specifies requirements for the Discharger's wastewater treatment plant, which is owned and operated by Residential Fund 1347, LLC. The WDR Order No. R4-2011-0177 includes updated effluent limits and requirements which require upgrade of the treatment system in order to meet those limits.
 10. California Water Code Section 13301 provides in pertinent part "Whenever a Regional Board finds that a discharge of waste is taking place or threatening to take place in violation of requirements or discharge prohibitions prescribed by the Regional Board, or the State Board, the Board may issue an order to cease and desist and direct those persons not complying with the requirements or discharge prohibitions (a) comply forthwith (b) comply in accordance with a time schedule set by the board; or (c) in the event of a threatened violation, take appropriate remedial or preventive action."
 11. Residential Fund 1347, LLC cannot achieve immediate compliance with the requirements listed in the WDR Order No. R4-2011-0177. Therefore this Cease and Desists Order (CDO) sets forth a time schedule to allow the Discharger sufficient time to complete corrective and preventative actions to achieve compliance with this WDR.
 12. On September 9, 2011, the Regional Board notified the Discharger, interested agencies and persons, including stakeholders of the watershed, of its intent to issue a CDO concerning violations or threatened violations of waste discharge requirements. The comment period ended on October 10, 2011.
 13. The Regional Board, in a public meeting, heard and considered all testimony pertinent to this matter. All Orders referred to above and records of hearings and testimony therein are included herein by reference.
 14. This project involves the issuance of WDRs for an existing facility, as such, is exempt from the provisions of the California Environmental Quality Act (Public Resources Code, section 2100 et seq.) in accordance with title 14, California Code of Regulations, Chapter 3, section 15301.

15. Any person affected by this action of the Regional Board may petition the State Water Resources Control Board to review the action in accordance with Section 2050 through 2068, Title 23, California Code of Regulations. The petition must be received by the State Water Resources Control Board, Office of Chief Counsel, P.O. Box 100, Sacramento, CA, 95812-0100, within 30 days of the date on which the Regional Board action took place. Copies of the law and regulations applicable to filing petitions are available at http://www.waterboards.ca.gov/laws_regulations/ and also will be provided upon request.

IT IS HEREBY ORDERED that, pursuant to the California Water Code Section 13301, Residential Fund 1347, LLC as the owner and operator of the onsite wastewater treatment plant that discharges final effluent to a spray disposal area, shall cease and desist discharging waste in violation of Order No. R4-2011-0178, by complying with the following:

1. The Discharger shall immediately comply with the following interim effluent limits:

INTERIM EFFLUENT LIMITATIONS

<u>Constituent</u>	<u>Units*</u>	<u>7 Days Median</u>	<u>Daily Maximum</u>
Oil and Grease	mg/L	--	15
BOD5 (20°C)	mg/L	--	45
Suspended Solids	mg/L	--	45
Total Dissolved Solids	mg/L	--	1,997 ¹
Sulfate	mg/L	--	724 ¹
Chloride	mg/L	--	200
Boron	mg/L	--	2
Nitrate-N + Nitrite-N + Ammonia-N + Organic-N	mg/L	--	10
Total Coliform	MPN/100ml	23	240²

* mg/L: milligrams per liter

¹ Interim effluent limits are derived statistically at the 99 percentile of monitoring data collected from 2nd quarter 2009 through 2nd quarter 2011.

² If total coliform exceeds 240 MPN/100mL, the Discharger shall collect samples for total coliform analysis on a daily basis until the effluent achieves compliance.

2. By **January 10, 2012**, the Discharger shall submit a groundwater monitoring work plan, identifying the number and locations of the groundwater monitoring wells, to evaluate the impact of the effluent discharges to groundwater at the disposal area.
3. By **February 10, 2012**, the Discharger shall comply with the requirements by preventing access and installing appropriate signage at the disposal area. The Discharger shall submit a report to demonstrate that no unauthorized access by members of the general public occurs.
4. By **February 10, 2012**, the Discharger shall submit documentation that it has obtained Certification for the Wastewater Plant Operator pursuant to CCR, title 23, division 3, chapter 26. Classification of Wastewater Treatment Plants and Operator Certification. The certification can be obtained through the Office of Operator Certification at P.O. Box 944212, Sacramento, CA 94244.
5. By **February 10, 2012**, the Discharger shall submit an engineering plan for upgrading the existing wastewater treatment plant to produce an effluent that will meet the required effluent limitations.
6. By **March 10, 2012**, the discharger shall implement the approved groundwater monitoring work plan.
7. By **June 10, 2012**, the discharger shall complete construction specified in the groundwater monitoring work plan and collect first round of groundwater samples.
8. By **November 10, 2012**, the Discharger shall complete construction of an emergency/wet weather effluent storage tank to contain the treated effluent in case spray irrigation is not possible. An alternative method of disposal shall be established in emergency situations where the volume of effluent exceeds the storage tank capacity.
9. By **February 10, 2013**, the Discharger shall complete wastewater treatment plant upgrade construction and testing, and achieve full compliance with all requirements contained in WDR Order No. R4-2011-0177. The discharger must submit a report to demonstrate that the effluent from the wastewater treatment plant does not contribute to the deterioration of the groundwater, if the groundwater quality continues to exceed Basin Plan Objectives.
10. In the event that California Environmental Quality Act requirements or permitting requirements delay the implementation of the engineering plan, the Executive Officer may, at his discretion, extend the time schedule by a period not to exceed 9 months to achieve full compliance with this Order.

11. The Discharger shall submit quarterly progress reports on the status of the upgrade plan with the first report due on **April 15, 2012**, and quarterly groundwater monitoring reports with the first report due on **July 15, 2012**, in conjunction with self-monitoring reports required under Monitoring and Reporting Program CI No. 5671 and according to 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

12. Failure to comply with this Order may result in the assessment of administrative civil liability in accordance with Section 13350 of the California Water Code. Administrative civil liability may be assessed up to \$10 for each gallon of waste discharged and up to \$5,000 per day for each violation.

13. As required by the California Business and Professions Code Sections 6735, 7835, and 7835.1, all technical reports shall be prepared by, or under the supervision of, a California Registered Engineer or Registered Geologist and shall be signed by the registered professional.

14. If, in the opinion of the Executive Officer, the Discharger fails to comply with the provisions of this Order, the Executive Officer may refer this matter to the Attorney General for judicial enforcement.

I, Samuel Unger, Executive Officer, do hereby certify that the foregoing is a full, true and correct copy of an order adopted by the California Regional Water Quality Control Board, Los Angeles Region, on November 10, 2011.


Samuel Unger, P.E.
Executive Officer