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

MONITORING AND REPORTING PROGRAM NO. CI-8327
FOR
TRANCAS-PCH, LLC
(TENTATIVE TRACT 32415)

(File No. 98-190, Order No. 01-135)

I. REPORTING REQUIREMENTS

A. The Discharger shall implement this monitoring program on the effective date of this order. The first monitoring report under this Program is due by January15, 2002.

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

Reporting Period	Report Due
January - March	April 15
April - June	July 15
July - September	October 15
October - December	January 15
Annual Summary Report	March 1 of each year

B. If there is no discharge, during any reporting period, the report shall so state. Monitoring reports must be addressed to the Regional Board, Attention: Information Technology Unit.

C. By March 1 of each year, 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.

D. Laboratory analyses – all chemical, bacteriological, and toxicity analyses shall be conducted at a laboratory certified for such analyses by the California Department of Health Services Environmental Laboratory Accreditation Program (ELAP). The laboratory must meet the United States Environmental Protection Agency (USEPA) Quality Assurance/Quality Control (QA/QC) criteria. Pollutants shall be analyzed using the methods described in 40 CFR 136.3, 136.4, and 136.5; or where no methods are specified for a given pollutant, methods approved by the Regional Board shall be utilized.

E. The method limits (MLs) employed for effluent analyses shall be lower than the permit limits established for a given parameter, unless the Discharger can demonstrate that a particular ML is not attainable and obtains approval for a higher ML from the Executive Officer. At least once a year, the Discharger shall submit a

list of the analytical methods employed for each test and the associated laboratory QA/QC procedures.

F. Each monitoring report must affirm in writing that "All analyses were conducted at a laboratory certified for such analyses by the California Department of Health Services, and in accordance with current USEPA guideline procedures or as specified in this Monitoring Program." Proper chain of custody procedures must be followed and a copy of the chain of custody 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. The Discharger shall maintain all sampling and analytical results, including strip charts; date; exact place, and time of sampling; dates analyses were performed; analyst's name; analytical techniques used; and results of all analyses. Such records shall be retained for a minimum of three years. This period of retention shall be extended during the course of any unresolved litigation regarding this discharge, or when requested by the Regional Board.

I. In reporting the monitoring data, the Discharger shall arrange the data in tabular form so that the date, the constituents, and the concentrations are readily discernible. The data shall be summarized to demonstrate compliance with the requirements and, where applicable, shall include results of receiving water observations.

II. WATER QUALITY MONITORING

A. Effluent Monitoring

1. Sampling stations for each individual septic system shall be established where representative samples of wastewater can be obtained. Sampling shall be done for each individual septic system for the 15 single-family homes. The collected samples from each sampling point (station) may be homogenized to form a composite sample representing the water quality at all discharge points. Each sampling station shall be identified.

   The Regional Board shall be notified in writing of any change in the sampling stations once established or in the methods for determining the quantities of pollutants in the individual waste streams.

   The Discharger shall evaluate and demonstrate the adequacy of the disinfection unit by establishing baseline bacteria levels in the effluent. An evaluation report with any recommendations must be submitted to the Regional Board within six months after installation of the disinfection unit.

   The following shall constitute the effluent monitoring program for the wastewater discharged to subsurface irrigation fields and seepage pits:

Constituents	Units	Type of Sample	Minimum Frequency of Analysis*
pH	pH Units	grab	quarterly
BOD_5	mg/L	grab	monthly
Suspended solids	mg/L	grab	quarterly
Turbidity	NTU	grab	quarterly
Oil & Grease	mg/L	grab	quarterly
Total dissolved solids	mg/L	grab	monthly
Sulfate	mg/L	grab	monthly
Chloride	mg/L	grab	monthly
Boron	mg/L	grab	monthly
Nitrate-N	mg/L	grab	monthly
Nitrite-N	mg/L	grab	monthly
Ammonia-N	mg/L	grab	monthly
Fecal Coliform	MPN/100ml	grab	monthly
Total Coliform	MPN/100ml	grab	monthly
Enterococcus	MPN/100ml	grab	monthly
Phosphorus	mg/L	grab	quarterly
MBAS (Surfactants)	mg/L	grab	quarterly
Priority pollutant scan[1]	µg/L	grab	annually

* For all items required to be tested monthly, the Discharger shall test monthly for the first one year after installation of the treatment system. After that period, the Discharger may propose to the Executive Officer for approval a reduction in sampling frequency from monthly to quarterly for each of the parameters. Any reduction in monitoring frequency must be supported by proper operation and monitoring data of the wastewater treatment system during the first year.

B. Groundwater Monitoring

A groundwater monitoring program shall be designed to detect and evaluate impacts from wastewater discharges from the private disposal systems. A groundwater monitoring workplan must be submitted to this Regional Board by December 1, 2001 for approval by the Executive Officer prior to implementation. Upon obtaining the Executive Officer's approval, the groundwater monitoring wells must be installed in such a way so as to assess the background groundwater quality and downgradient groundwater quality. The plan shall include the exact location of the proposed wells, depths, construction of wells, schedule for the installation and proposed sampling of the wells.

The monitoring program must be prepared under the direction of a California Registered Geologist, or Certified Engineering Geologist, or a California Registered Civil Engineer with appropriate experience in hydrogeology.

[1] Priority Pollutants are listed in Attachment A

The following shall constitute the groundwater monitoring program:

Constituent	Units	Type of Sample	Minimum Frequency of Analysis
pH	pH units	grab	quarterly
Fecal Coliform	MPN/100ml	grab	quarterly
Total Coliform	MPN/100ml	grab	quarterly
Enterococcus	MPN/100ml	grab	quarterly
BOD_5	mg/L	grab	quarterly
Nitrite-N	mg/L	grab	quarterly
Ammonia-N	mg/L	grab	quarterly
Organic Nitrogen	mg/L	grab	quarterly
Total dissolved solids	mg/L	grab	quarterly
Sulfate	mg/L	grab	quarterly
Chloride	mg/L	grab	quarterly
Priority pollutant scan[1]	µg/L	grab	annually

Basic information that must be included with all groundwater monitoring and reporting includes the following:

a) Well identification, date and time of sampling;

b) Sampler identification, laboratory identification; and chain of custody;

c) Water temperature (in field);

d) Quarterly observations of groundwater levels, recorded to .01 feet mean sea level, and flow direction; and

e) Vertical separation of the water table from the bottom of the treatment unit and disposal facility.

C. Surface Water Monitoring

A surface water monitoring program shall be established so that if any sewage is discharged to surface water it can be measured, sampled, and analyzed, to determine any water quality impacts.

The Discharger shall submit a workplan with a detailed map describing representative sampling stations by December 1, 2001, for approval by the Executive Officer.

[1] Priority Pollutants are listed in Attachment A

Sampling stations shall be located in all adjacent up/down gradient surface waters. The following shall constitute the surface water monitoring program:

Constituent	Units	Type of Sample	Minimum Frequency of Analysis
Total Coliform	MPN/100 mL	grab	quarterly
Fecal Coliform	MPN/100 mL	grab	quarterly
Enterococcus	MPN/100 mL	grab	quarterly

Surface water monitoring reports must include the following information:

a) Sample location, including date and time sampled;

b) A map depicting sample locations; and

c) Sampler identification, laboratory used and chain of custody.

Based upon the results of the first two years of quarterly analyses, the Discharger may propose to the Executive Officer a reduced sampling and testing program.

III. GENERAL PROVISIONS FOR REPORTING

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

a. A statement relative to compliance with discharge specifications during the reporting period.

b. Results of daily observations of the disposal area for any overflow, surfacing of wastes and/or other visible effects of waste discharge.

IV. WASTE HAULING REPORTING

In the event that waste sludge, septage, or other wastes are hauled offsite, the name and address of the hauler shall be reported, along with types and quantities hauled during the reporting period with the location of final point of disposal. In the event that no wastes are hauled during the reporting period, a statement to that effect shall be submitted.

V. OPERATION AND MAINTENANCE REPORT

The Discharger shall file a technical report with this Board, no later than 30 days after completion of the wastewater treatment unit and annually thereafter, relative to the operation and maintenance program for the wastewater treatment unit and disposal

facility. The information to be contained in the report shall include, at a minimum, the following:

a. The name, address, and signature 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 septic tanks; and

e. Maintenance records of the waste water treatment system, irrigation system and seepage pit disposal system.

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)"

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

Ordered by: _____ Dated: September 19, 2001
Dennis A. Dickerson
Executive Officer