



# California Regional Water Quality Control Board

## Los Angeles Region



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320 W. 4th Street, Suite 200, Los Angeles, CA 90013  
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.swrcb.ca.gov/rwqcb4>

September 20, 2002

John Stanek, Senior Vice President  
Western Pacific Housing, Inc.  
6701 Center Drive West, Suite 900  
Los Angeles, CA 90045

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
CLAIM NO. 7001 2510 0000 4661 9741

Dear Mr. Stanek:

**GENERAL WASTE DISCHARGE PERMIT COVERAGE (ORDER NO. 93-010) FOR SPECIFIED DISCHARGES TO GROUNDWATER – RIVER PARK PROJECT, CITY OF OXNARD, CALIFORNIA (CI-8441, File No. 02-102)**

We have completed our review of your application, which includes the July 09, 2002, Report of Waste Discharge (ROWD) submitted by Integrated Water Resources, Inc. on behalf of Western Pacific Housing, Inc. (hereafter the Discharger) for discharge of groundwater produced during the construction of the River Park Project.

The subject facility is located immediately north of the Ventura Freeway (U.S. 101) between the Santa Clara River and Vineyard Avenue (State Route 232) in Oxnard. The project consists of the construction of a new mixed-use community containing open space, residential, commercial, and public facilities within a 701-acre Specific Plan area. The area is currently used for sand and gravel mining operations as well as agriculture and commercial uses. The project involves mass excavation, refill and compaction, mass grading, and pit slope stabilization. The project involves the disturbance of 701 acres. The discharger has also filed a Notice of Intent to comply with the terms of the general permit to discharge storm water associated with construction activity (WQ Order No. 99-08-DWQ) (WDID No. 456S318391).

The Discharger plans to conduct the groundwater dewatering by utilizing a well point system to be located at two areas (D and H). Refer to the attached map, Figure 1.a. The groundwater produced from the dewatering wells will be discharged to two primary locations: the Small Woolsey-Vickers and the Large Woolsey pits. The Small Woolsey-Vickers pit has a capacity of 1,857 million gallons and the Large Woolsey pit has a capacity of 1,173 million gallons.

The Discharger estimates 21.6 million gallons per day (MGD) will be pumped from a total of twenty dewatering wells to be installed at Area D during the first two weeks and 14.4 MGD for the following eleven weeks of the on-going operation. The Discharger also estimates 28.8 MGD will be pumped from thirty wells to be installed at Area H during the first two weeks and 21.6 MGD for the following three weeks of the on-going operation. In addition, approximately 8.64 MGD will be transferred from the Brigham pit to the Small Woolsey-Vickers pit to assist in lowering the water

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\*\*\* The energy challenge facing California is real. Every California needs to take immediate action to reduce energy consumption\*\*\*

\*\*\*For a list of simple ways to reduce demand and cut your energy costs, see the tips at:  
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levels in the Brigham pit, which in turn will lower water levels in the adjacent Area D. The pumping rate will be regulated in consideration of both the needed water level reduction in the Brigham pit and the water level management criteria in the Small Woolsey-Vickers pit.

The Water Quality Control Plan, Los Angeles Region, has established water quality objectives for the Oxnard Forebay area basin. The water quality objectives are 1,200 mg/L for TDS, 600 mg/L for sulfate, 150 mg/L for chloride, and 1.0 mg/L for boron.

Groundwater samples collected at monitoring well No. 22G2 from January 20, 1999 through April 5, 2002 indicated that the total dissolved solids (TDS) range from 1,040 –1,160 mg/L, sulfate range from 324 –511 mg/L, chloride range from 27-61 mg/L, and boron range from 0.6 –0.75. The June 14, 2002 water quality data from monitoring well No. 22G2 indicated that priority pollutants are non-detect with the exception of bis (2-ethylhexyl) phthalate at a concentration of 2.6 µg/L. Analytical results of surface water samples collected from the Large Woolsey pit on June 14, 2002 indicated that priority pollutants are non-detect, with the exception of zinc detected at 0.04 mg/L. However, historical groundwater quality data indicates that TDS in groundwater underlying the site are present in concentrations that periodically exceed the Water Quality Objective of 1,200 mg/L for the Oxnard Forebay, as established in the Water Quality Control Plan for the Santa Clara River Basin. TDS concentrations in groundwater samples from well No. 2 (taken on April 22, 1994) and from the El Rio Deep Well (taken on August 17, 1993) were 1,240 mg/L and 1230- mg/L, respectively.

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

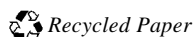
Please note that if the analytical results of the collected water samples show methyl tertiary butyl ether (MTBE) which exceed 5 µg/L, a corrective action plan must be submitted to this Regional Board no later than thirty days of the detection date. The plan shall include a time schedule for tasks to evaluate the MTBE impact and implement adequate corrective actions.

Regional Board staff have reviewed the information provided and determined that the proposed discharge meets the conditions specified in Order No. 93-010, "General Waste Discharge Requirements for Specified Discharges to Groundwater in Santa Clara River and Los Angeles River Basins" adopted by this Board on January 25, 1993. Refer to the attached Fact Sheet.

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Mr. John Stanek  
Western Pacific Housing, Inc  
River Park Project

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CI-8441

Enclosed are your Waste Discharge Requirements consisting of Regional Board Order No. 93-010, and Monitoring and Reporting program No. CI-8441. The Monitoring and Reporting Program requires you to implement the monitoring program on the effective date of this Order. All monitoring reports should be sent to the Regional Board, ATTN: Information Technology Unit. When submitting monitoring and technical reports to the Regional Board per these requirements, please include a reference to "Compliance File No. CI-8441", which will assure that the reports are directed to the appropriate file and staff. Do not combine other reports with your monitoring reports. Submit each type of report as a separate document.

We are sending Board Order No. 93-010 only to the applicant. A copy of the Order will be furnished to anyone who requests it.

Please note that all prospective dischargers of waste shall file a Report of Waste Discharge at least 120 days before start of discharge. This would enable Board staff time to review the application and to complete the Waste Discharge Requirements subsequent to any application resubmittals by the prospective discharger.

If you have any questions regarding this matter, please contact Orlando H. Gonzalez at (213) 620-2267.

Sincerely,

Dennis A. Dickerson  
Executive Officer

Enclosures:

Board Order No. 93-010  
Monitoring and Reporting Program No. CI-8441  
Fact Sheet  
Priority Pollutants list

cc: Mr. Gordon Innes, Division of Water Quality, State Water Resources Control Board  
Mr. Robert Sams, Office of Chief Counsel, State Water Resources Control Board  
Mr. Michael Lauffer, Office of Chief Counsel, State Water Resources Control Board  
Mr. James Evans, Ventura County Environmental Health Division, Liquid Waste  
Ms. Melinda Talent, Ventura County Environmental Health Division, Land Use Unit  
Mr. Keith Duval, Ventura County Air Pollution Control District  
Mr. Rob Roshanian, Development Service Manager, City of Oxnard

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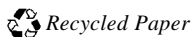
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Mr. Timothy J. Thompson, Integrated Water Resources  
Mr. John Cagigas, Poole Oil Company

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