



California Regional Water Quality Control Board

Los Angeles Region



Linda S. Adams
Agency Secretary

Recipient of the 2001 Environmental Leadership Award from Keep California Beautiful

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Governor

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November 14, 2006

Mr. Tony Talamante, Project Director
RiverPark Legacy LLC
30699 Russell Ranch Road, Suite 200
Westlake Village, CA 91362

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7002 2030 0006 2095 3092

Dear Mr. Talamante:

SECOND AMENDMENT TO ENROLLMENT UNDER GENERAL WASTE DISCHARGE PERMIT COVERAGE (ORDER NO. 93-010) FOR SPECIFIED DISCHARGES TO GROUNDWATER AND CHANGE OF OWNERSHIP – RIVERPARK PROJECT, CITY OF OXNARD, CALIFORNIA (CI-8441, File No. 02-102)

We have completed our review of your August 25, 2006, request to amend your enrollment in this Regional Board's general Waste Discharge Requirements (Order No. 93-010) to discharge groundwater produced during the construction dewatering of the RiverPark Project (Project). The request was submitted by Integrated Water Resources, Inc. on behalf of River Park Legacy, LLC (Discharger). The requested amendment involves an additional dewatering area, known as the 3000 foot sewer pipeline trench area, under the existing permitted groundwater dewatering areas of the 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 the Oxnard Forebay. 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 was previously used for sand and gravel mining operations as well as agriculture and commercial uses. The Project includes mass excavation, backfill and compaction, mass grading, and pit slope stabilization and involves the disturbance of the entire 701 acres. The Discharger has also filed a Notice of Intent to comply with the terms of the State Water Board general permit to discharge storm water associated with construction activity (WQ Order No. 99-08-DWQ) (WDID No. 456S318391).

The Discharger plans to install a major 3000 foot long sewer pipeline in the southern part of the site at a depth below the current groundwater level. The pipe will be installed in 1,000 foot sections.

The Discharger is conducting the groundwater dewatering in phases by utilizing a well point system located in areas D and H (Figure 1). The groundwater produced from the dewatering wells located in areas H and D was originally permitted to 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; dewatering activities at area D has been completed. As a result of significantly

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higher natural groundwater levels than originally anticipated, other areas within the River Park property were identified that required dewatering. One of the areas, in the southeastern corner of the RiverPark Property, is the site of a sewer lift station where the lower five feet of a 30-foot deep concrete sump is below the groundwater level (Figure 2). The Discharger conducted groundwater dewatering at this area by utilizing two dewatering wells that were located near the concrete sump and were pumping at approximately 0.8 million gallons per day (MGD) for four weeks (first amendment to the enrollment). The groundwater produced from the two dewatering wells used at the lift station sump area was conveyed approximately 3,000 feet to the north to an existing earthen ditch, which is within River Park property (Figure 2). The ditch is approximately 1,500 feet long by 40 feet wide by 15 feet deep. Another new area is the 3000-foot sewer pipeline trench area. The Discharger is planning to dewater this new area by utilizing 16 wells that will be located near the trench and that will be installed and pumped at a combined flow rate of approximately 5 MGD (3,500 gpm). The installation of the 3000-foot long pipe will be in sections of 1,000 feet each. As each section is completed, the wells will be abandoned and a new suite of wells will be installed in the subsequent section. It is anticipated that the work will require approximately three months. The groundwater produced from these new dewatering wells will be conveyed to the north to the existing previously used earthen ditch of approximately 1,500 feet long by 40 feet wide by 15 feet deep. The Discharger has indicated that if the hydraulic capacity of the ditch is exceeded, the groundwater will be discharged to the Brigham pit as a back up option (Figure 1). The groundwater from this new discharge will be from the same hydrologic unit as originally permitted by Order No. 93-010 and will be discharged to the same hydrologic unit.

The Discharger estimates 21.6 MGD will be pumped from a total of 20 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 30 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 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. 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. 22G1 from January 20, 1999 through April 5, 2002 indicated that the total dissolved solids (TDS) range from 1,040 –1,160 mg/L, sulfate ranges from 324 –511 mg/L, chloride ranges from 27-61 mg/L, and boron ranges from 0.6 –0.75 mg/L. The June 14, 2002, water quality data from monitoring well No. 22G2 indicated that priority pollutants were not detected with the exception of bis (2-ethyhexyl) 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 were not detected, with the

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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.

Groundwater samples collected at monitoring Well No. 21-H2 (the nearest well to the new site) on March 6, 2006 indicated that the total dissolved solids (TDS) is 700 mg/L, chloride 61.7 mg/L, sulfate 343 mg/L, and boron 0.39 mg/L.

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 additional discharge will be returned without treatment 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) in concentrations which exceeds 5 µg/L, a corrective action plan must be submitted to this Regional Board no later than thirty days from 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.

Enclosed are your Waste Discharge Requirements consisting of Regional Board Order No. 93-010, and Second Amended 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.

Please note that the attached second amended Monitoring and Reporting Program No. CI-8441 has been modified to include monitoring for the new discharge. The current and proposed groundwater dewatering discharge is subject to the existing Waste Discharge Requirement

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Mr. Tony Talamante
RiverPark Legacy LLC
River Park Project

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specified in Order No. 93-010 and to the attached second amended Monitoring and Reporting Program No. CI-8441.

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.

On August 18, 2006, we received your request and supporting documentation to change of ownership for RiverPark Project. After review of the information provided, we have made the change of ownership for the project from Western Pacific Housing, Inc. to RiverPark Legacy, LLC.

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

Sincerely,

Jonathan S. Bishop
Executive Officer

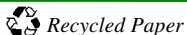
Enclosures:

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

cc: Mr. Gordon Innes, Division of Water Quality, 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
Mr. Timothy J. Thompson, Integrated Water Resources
Ms. Dana Wisheart, United Water Conservation District
Mr. Gary Haden, Director of Water and Wastewater, Ventura Regional Sanitation District

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