



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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Arnold Schwarzenegger
Governor

March 2, 2007

Mr. Dong R. Lee
548 N. Western Avenue
Los Angeles, CA 90010

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7002 2030 0006 2095 2606

Dear Mr. Lee:

GENERAL WASTE DISCHARGE REQUIREMENTS FOR SMALL COMMERCIAL AND MULTIFAMILY RESIDENTIAL SUBSURFACE SEWAGE DISPOSAL, ORDER 01-031, FOR CROWN BUSINESS CENTER, 3720 SIERRA HIGHWAY, ACTON, CA 93510 (FILE NO. 06-080, CI-9072)

We have completed our review of your application for Waste Discharge Requirements for wastewater to be generated from the Crown Business Center located at 3720 Sierra Highway in Acton, an unincorporated area of Los Angeles County.

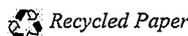
Regional Board staff have reviewed the information provided and have determined that the proposed discharge meets the conditions specified in Order No. 01-031, "*General Waste Discharge Requirements for Small Commercial and Multifamily Residential Subsurface Sewage Disposal Systems*," adopted by this Regional Board on February 22, 2001.

Enclosed are your Waste Discharge Requirements, consisting of Order No. 01-031, Monitoring and Reporting Program No. CI-9072 and Standard Provisions-Applicable to Waste Discharge Requirements, and the Fact Sheet for the Crown Business Center. Please note that the discharge limits in Attachment A of this Order No. 01-031 are applicable to your discharge. Should changes to the septic disposal system be needed, revised engineering drawings showing the change must be filed with the Regional Board a minimum of thirty days prior to the change. The Discharger must receive approval of such change from the Regional Board Executive Officer (Executive Officer).

The Monitoring and Reporting Program requires you to implement the monitoring program on the effective date of coverage under this permit. All monitoring reports should be sent to the Regional Board, ATTN: Information Technology Unit. Please note that the Executive Officer may require you to develop and implement a groundwater monitoring program based on the results of the technical information pertaining to your septic disposal system.

When submitting monitoring or technical reports to the Regional Board per these requirements, please include a reference to "Compliance File No. CI-9072", which will assure that the reports are directed to the appropriate file and staff. Also, please do not combine other reports with your monitoring reports. Submit each type of report as a separate document.

California Environmental Protection Agency



Dong R. Lee
Crown Business Center
3720 Sierra Highway
Acton, CA 93510

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The Regional Board is increasingly concerned about the aggregate effects of discharges from individual and community subsurface disposal systems in the upper Santa Clara River watershed and groundwaters. At this time, these WDRs are being issued to regulate an individual disposal system. Future requirements, however, may require the discharge to be connected to a community collection system, or future requirements may require consistency with the WDRs established for a community collection system.

We are sending a copy of Order No. 01-031 only to the applicant. A copy of the Order will be furnished to anyone who requests it.

If you have any additional questions, please contact Ms. Toni Callaway at (213) 620-2259.

Sincerely,



Jonathan Bishop
Executive Officer

Enclosures:

- 1) General WDR Order No. 01-031 with Attachment A
- 2) Standard Provisions
- 3) Monitoring and Reporting Program No. CI-9072
- 4) Fact Sheet

cc: Mr. Alfonso Medina, Los Angeles County Department of Health Services
Ms. Terry Hachey, Los Angeles County Department of Health Services, Mountain and Rural Division

STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION
320 WEST 4TH STREET, SUITE 200, LOS ANGELES, CALIFORNIA 90013

FACT SHEET
FOR
CROWN BUSINESS CENTER
(FILE NO. 06-080)

FACILITY ADDRESS

3720 Sierra Highway
Acton, California 93510

FACILITY MAILING ADDRESS

548 N. Western Avenue
Los Angeles, California 90004

PROJECT DESCRIPTION:

On April 10, 2006, Mr. Dong R. Lee (hereafter, the Discharger) submitted a Report of Waste Discharge (RoWD) for a domestic wastewater discharge from the Crown Business Center. The Crown Business Center is a small shopping center located on a 1.7 acre parcel at 3720 Sierra Highway in the unincorporated community of Acton. The site is just north of the Antelope Valley Freeway, and west of the intersection of Crown Valley Parkway and Sierra Highway. The facility consists of a 17,152 square-foot building with seven commercial/retail shopping units. A bakery and coffee shop are proposed for two of the commercial units.

Each commercial unit will have two lavatory facilities (toilet and sink) for the use of employees and customers. The food service facilities will have kitchen plumbing facilities and 1500 to 2000-gallon grease interceptors as well.

The Acton Valley aquifer is contaminated nitrates which often originate from domestic and animal waste. The Discharger has agreed to install an advanced onsite wastewater treatment system to eliminate further degradation of the underlining groundwater. The proposed wastewater treatment system consists of a 15,000-gallon Xeres primary treatment tank, a 3000-gallon Xeres recirculation tank, and two Advantex AX-100 packed media/filtration treatment pods. Treated wastewater will be discharged to a 1500-gallon dosing tank prior disposal in the eight - 5 ft. wide X 35 ft. deep seepage pits. The Crown Business Center may have as many as 34 employees and generate an estimated 2960 to 4320 gallons per day (gpd).

This Facility is located in the upper Santa Clara River watershed, in the unsewered, unincorporated community of Acton in Los Angeles County, between the cities of Santa Clarita and Palmdale. The closest collection municipal sewers in these municipalities are located 15 to 20 miles away. There are no plans to install a local municipal sewer collection system in the isolated, rural Acton area. No groundwater was found in onsite borings dug to depths of 40 of 50 feet below ground surface (bgs). Groundwater is deep in this area of Acton. Water levels in the nearest water supply wells located 1500 to 2100 feet to the west and southwest is found at depths of 188 to 196 feet below ground surface (bgs).

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Crown Business Center
Order No. 01-031, Series No. 084
Monitoring and Reporting Program No. CI-9072

File No. 06-080

VOLUME AND DESCRIPTION OF DISCHARGE:

The Discharger estimated an average discharge volume of 2960 gpd with a projected peak discharge volume of 4320 gpd of commercial domestic wastewater will be discharged to the on-site sewage disposal system (Latitude: 34° 29' 50" N, and Longitude: 118° 11' 52" W). The sewage treatment systems will discharge into eight - 5 ft. wide X 35 ft. deep seepage pits.

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

MONITORING AND REPORTING PROGRAM NO. CI-9072
FOR
DONG R. LEE
(CROWN BUSINESS CENTER)

ENROLLMENT UNDER GENERAL PERMIT
ORDER NO. 01-031 (SERIES NO. 084)
(FILE NO. 06-080)

I. REPORTING REQUIREMENTS

- A. Dong R. Lee (hereinafter Discharger) shall implement this monitoring program on the effective date of this enrollment (March 2, 2007) under Regional Board Order No. 01-031. The first monitoring report under this program, for January – March 2007, shall be received at the Regional Board by April 30, 2007.

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

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

- 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 January 30 of each year, beginning January 30, 2008, 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 explain 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 (WDRs).
- 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 Part 136; or where no methods

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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 Regional Board Executive Officer (Executive Officer). The Discharger shall submit a list of the analytical methods employed for each test and the associated laboratory QA/QC procedures upon the request of the Regional Board.
- 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. Each monitoring report shall contain a separate section titled "Summary of Non-Compliance" which discusses the compliance record and the corrective actions taken or planned that may be needed to bring the discharge into full compliance with WDRs. This section shall be located at the front of the report and shall clearly list all non-compliance with WDRs, as well as all excursions of effluent limitations.
- H. The Discharger shall maintain sampling and analytical results indicating 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.
- J. Any mitigation/remedial activity including any pre-discharge treatment conducted at the site must be reported in the quarterly monitoring report.

II. AVANTEX ENCHANCED WASTEWATER TREATMENT SYSTEM AND SEEPAGE PIT DISPOSAL SYSTEM MONITORING REQUIREMENTS

The quarterly reports shall contain the following information:

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

III. RECEIVING WATER LIMITATIONS

1. The Discharger has chosen to meet the receiving water limitations specified in Regional Board Order No. 01-031 by testing the treated waster effluent prior to subsurface discharge.
2. Treated wastewater shall not contain constituents in excess of the following limits:

<u>Constituent</u>	<u>Units</u>	<u>Maximum</u>
BOD	mg/L	30
TSS	mg/L	30
Oil and Grease	mg/L	15
Total Nitrogen (b)	mg/L	10
Nitrate-nitrogen	mg/L	10
Nitrite-nitrogen	mg/L	1.0
Chloride	mg/L	100

(b) Total nitrogen includes ammonia-n, organic nitrogen, nitrate-n, and nitrite-n

In addition, the Discharger shall annually submit an operation and maintenance report on the Onsite Wastewater Treatment System (OWTS). The information to be contained in the report shall include, at a minimum, the following:

1. The name and address of the person or company responsible for the operation and maintenance of the facility;
2. Copies of the analyses made from quarterly samples taken from the OWTS dosing tank (treated effluent storage chamber) to verify the nitrogen species removal efficiency of the treatment system;

3. Type of maintenance (preventive or corrective action performed), and frequency of maintenance, if preventive;
4. Any pumping of the OWTS system; and
5. Maintenance records of the seepage pit disposal system.

IV. GROUNDWATER MONITORING PROGRAM

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

V. WASTE HAULING REPORTING

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

V. MONITORING FREQUENCIES

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

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

Dong R. Lee (Crown Business Center)
3720 Sierra Highway
Monitoring and Reporting Program No. CI-9072

File No. 06-080

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:



Jonathan Bishop
Executive Officer

Date: March 2, 2007