



Central Valley Regional Water Quality Control Board

31 July 2020

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AKA Greenbriar Development
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NOTICE OF APPLICABILITY

**WATER QUALITY ORDER 2003-0003-DWQ
STATEWIDE WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES TO LAND
WITH A LOW THREAT TO WATER QUALITY
THE GREENBRIAR PROJECT OWNER, LLC
NORTHLAKE DEVELOPMENT AKA GREENBRIAR PROJECT
SACRAMENTO COUNTY**

On 22 May 2020, the Greenbriar Project Owner, LLC (hereafter Discharger) submitted a Notice of Intent (NOI) to obtain coverage under Water Quality Order 2003-0003-DWQ, *Statewide General Waste Discharge Requirements for Discharges to Land with a Low Threat to Water Quality* (hereafter General Order) for the discharge of construction dewatering at the above mentioned project. The NOI included a Form 200 and a discharge monitoring plan (DMP). A Notice of Determination issued by the City of Sacramento Community Development Department Planning Division filed under CEQA was issued on 31 May 2017. Additional information, including a revised project description and revised DMP was submitted on 1 June 2020 and a water balance was submitted on 29 June 2020.

Based on the information provided in the NOI and additional submittals, the discharge of water from construction dewatering is consistent with the requirements of the General Order. The discharge is hereby covered under General Order 2003-0003-DWQ-0211. Please reference this number on all correspondence related to this discharge. A copy of the General Order is enclosed with this notice and is also available at the Central Valley Regional Water Quality Control Board (Central Valley Water Board) [Adopted Orders Website](#)

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

(https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

PROJECT LOCATION

The Northlake Development also known as the Greenbriar Project (project) is a proposed residential subdivision with a central man-made water quality detention basin located at 4000 West Elkhorn Boulevard in Sacramento County, in Section 33, Township 10 North, Range 04 East, Mount Diablo Base and Meridian (MDB&M). The project consists of approximately 500 acres, formerly rice fields. The project is within the Sacramento River and San Joaquin River Basin.

The Water Quality Control Plan for the Sacramento River and San Joaquin River Basins, Fifth Edition, revised May 2018 (hereafter Basin Plan), designates beneficial uses, establishes water quality objectives, contains implementation plans and policies for protecting waters of the basin, and incorporates by reference plans and policies adopted by the State Water Resources Control Board. Pursuant to §13263(a) of the California Water Code (CWC), waste discharge requirements must implement the Basin Plan.

PROJECT DESCRIPTION

The Greenbriar Project Owner, LLC (hereafter Discharger), owner of the property, requests to land discharge water from construction dewatering within the project site. In September 2019, over 200 dewatering wells were installed at the north-central portion of the project site to drawdown groundwater during construction activities. Dewatering wells were installed in the immediate vicinity of the man-made water quality detention basin. The average daily groundwater discharge for the well field rate varies and may be as high as approximately 1.0 million gallons per day. Construction dewatering activities are anticipated to extend through September 2020.

Water generated from the dewatering wells is stored onsite in Pond 1 located at the southwestern portion of the project site as shown on Attachment A. Additional storage will be made available in alternative water storage Pond 2 and Pond 3. A summary of the water storage basins based on 2-foot of freeboard is shown below:

Basin	Approximate Capacity, million gallons	Pond Depth at 2-foot of freeboard
Pond 1	18.3	4.0
Pond 2	5.4	2.1
Pond 3	4.3	1.5

The stored water will be discharged within the project boundaries for use as onsite dust control or soil moisture conditioning for grading applications and serve as a water source to fill the man-made water quality detention basin. The water quality detention basin has a capacity of approximately 132-acre feet. The Discharger also proposes to

use water from the dewatering wells for irrigation of nearby agricultural fields and anticipates an approximate flow of 800,000 gpd. The conveyance mechanism (Lone Tree Canal) to distribute construction dewatering water to nearby agricultural fields is mechanically connected to waters of the state. Irrigation use to nearby agricultural fields is not permitted under this General Order but may be permitted under separate waste discharge requirements.

Water generated from the dewatering wells is not anticipated to come into contact with fresh concrete or any known potential pollutant. On 21 February 2020 and 9 April 2020, water samples from the dewatering wells were analyzed for parameters in accordance with the Screening Requirements for Limited Threat Discharge, Order R5-2016-0076-01, NPDES No. CAG995002. Analysis included Biochemical Oxygen Demand (BOD), cyanide, dissolved oxygen, specific conductance, residual chlorine, total hardness, total suspended solids, and metals. With the exception of specific conductance, arsenic, and mercury, the priority pollutants were below their respective screening levels. Elevated concentrations of specific conductance, arsenic, and mercury are considered naturally occurring within the area.

FACILITY-SPECIFIC REQUIREMENTS

The General Order and this Notice of Applicability (NOA) regulates construction dewatering for the Northlake Development Project.

1. Water generated during construction dewatering shall be disposed of as described in the NOI and in accordance with the requirements contained in the General Order.
2. Construction dewatering discharge at a location or in a manner different from that described in the NOI or this NOA is prohibited.
3. Construction dewatering discharge to nearby agricultural fields is prohibited under this NOA.
4. The discharge of any waste to surface waters is prohibited.
5. Operating freeboard of any storage pond shall never be less than two feet (measured vertically from the lowest possible point of overflow).
6. All technical reports required herein that involve evaluation, or other work requiring interpretation and proper application of engineering or geologic sciences, shall be prepared by or under the direction of persons registered to practice in California pursuant to California Business and Professions Code, section 6735, 7835, and 7835.1. As required by these laws, completed technical reports must bear the signature(s) and seal(s) of the registered professional(s) in a manner such that all work can be clearly attributed to the professional responsible for the work.

7. Sampling, monitoring, and reporting requirements shall be in accordance with Monitoring and Reporting Program (MRP) R5-2020-0821 and your DMP. Monthly reports shall be submitted to the Central Valley Water Board on the **1st day of the second month following monitoring (i.e. the July Report is due by 1 September)**. Monitoring shall include the approximate volume of discharge at each discharge location, date of each discharge, and basin monitoring in addition to any monitoring parameters described in the DMP. Field test instruments (such as those used to test pH and electrical conductance) may be used provided that the operator is trained in proper use and maintenance of the instrument, the instruments are calibrated prior to monitoring event, and instruments are serviced and/or calibrated by the manufacturer at the recommended frequency.
8. The Discharger shall submit the required annual fee (as specified in the annual billing issued by the State Water Resources Control Board) until the Notice of Applicability is officially terminated.
9. Failure to abide by the conditions of the General Order, including its monitoring and reporting requirements, and this letter authorizing applicability could result in enforcement actions, as authorized by provisions of the California Water Code.

DOCUMENT SUBMITTALS

All monitoring reports and other correspondence should be converted to searchable Portable Document Format (PDF) and submitted electronically. Documents that are less than 50 MB should be emailed to: centralvalleysacramento@waterboards.ca.gov

To ensure that your submittal is routed to the appropriate staff person, the following information should be included in the body of the email or any documentation submitted to the mailing address for this office:

Facility Name: Northlake Development, Sacramento County
Program: Non-15 Compliance
Order: 2003-0003-DWQ-0211
CIWQS Place ID: CW-867169

Documents that are 50 MB or larger should be transferred to a CD, DVD, or flash drive and mailed to:

Central Valley Regional Water Quality Control Board
ECM Mailroom
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670

Now that the NOA has been issued, the Board's Compliance and Enforcement section will take over management of your case. Guy Childs is your new point of contact for any questions about compliance with the Order. In addition, all monitoring and technical

reports should be submitted to him. The enclosed transmittal sheet shall be included with each monitoring report. If you find it necessary to make a change to your permitted operations, Guy will direct you to the appropriate Permitting staff. You may contact Guy at (916) 464-4648 or guy.childs@waterboards.ca.gov

for Patrick Pulupa,
Executive Officer

Encl: Attachment A, Site Project Map
MRP R5-2020-0821
Water Quality Order No. 2003-0003-DWQ
Standard Provisions and Reporting Requirements for Waste Discharge
Requirements, March 1991 edition (Standard Provisions)
Monitoring Report Submittal Transmittal Form

Cc w/ encl: Matt Taylor, Wallace Kuhl, West Sacramento (via email)
Kurt Balasek, Wallace Kuhl, West Sacramento (via email)

Cc w/o encl: Sacramento Environmental Health Management, Mather
Howard Hold, CVWQCB, Rancho Cordova (via email)



Source:
Water Balance,
June 2020

PROJECT SITE MAP
The Greenbriar Project Owner, LLC
Northlake Development aka Greenbriar Project
Sacramento County

Approximate
Scale:
As Noted
Above