Central Valley Regional Water Quality Control Board

3 January 2022

North Point Oakley Building V, LLC
Contra Costa Logistics Center
4825 NW 41st St., Suite 500
Riverside, MO 64150

CERTIFIED MAIL
7020-1810-0002-0569-1323

NOTICE OF APPLICABILITY

WATER QUALITY ORDER 2003-0003-DWQ
STATEWIDE WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES TO LAND WITH A LOW THREAT TO WATER QUALITY
NORTH POINT OAKLEY BUILDING V, LLC
CONTRA COSTA LOGISTICS CENTER BUILDING 5 SEWER LINES
CONTRA COSTA COUNTY

On 29 September 2021 NP Oakley Building V, LLC (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 construction dewatering at the above-referenced project. On 02 December 2021 the Discharger submitted a discharge monitoring plan (DMP) along with other documents supporting the NOI. The submittals contain all the information required to evaluate applicability of the General Order; therefore, the NOI is considered complete. Based on the information provided in the NOI, the discharge meets the conditions of the General Order. The discharge is hereby covered under State Water Resources Control Board (State Water Board) General Order 2003-0003-DWQ-0225. Please include this number on all correspondence related to this discharge including the submittal of a Notice of Termination at the completion of the relevant construction activities.

A copy of the General Order is enclosed with this notice, and is available on the Central Valley Regional Water Quality Control Board (Central Valley Water Board) Adopted Orders website (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf).

PROJECT LOCATION AND DESCRIPTION

The Contra Costa Logistics Center Building V Sewer Lines Project (Project) consists of the installation of underground sewer lines related to a new building, “Building 5”, at 4700 Wilbur Avenue, in Oakley, Contra Costa County. The project location site was previously a chemical production facility and has undergone site clean-up and remediation over the past several years, under the direction of the California State

Department of Toxic Substances Control (DTSC). The DTSC is the lead agency for the California Environmental Quality Act (CEQA) review of this and associated projects at the Project site. A Notice of Determination has been issued for this construction project, which includes the Building 4 Sewer Lines Project. The Building 4 Sewer Lines Project has dewatering work regulated under Water Quality Order 2003-0003-DWQ-0220 (CIWQS Place ID: 873489).

Temporary dewatering is required for underground sewer and stormwater conveyance piping associated with Building 5. The project involves the underground installation of approximately 0.1 mile of 36-inch, 0.1 mile of 24-inch, 0.15 mile of 18-inch, and 0.1 mile of 8-inch storm drain pipeline, as well as 0.21 mile of 8-inch and 0.15 mile of 6-inch sanitary sewer pipeline and appurtenances. The site location, as shown in Attachment A, is on the south shore of the San Joaquin River just east of State Highway 160 at the Antioch Bridge, and is bordered on its south by Southern Pacific Railroad tracks. The dewatering project location (dewatering areas and discharge area) is in the central and southern portion of the site, as shown on Attachment B.

Dewatering discharge will occur on approximately 1 acre of infiltration basin area on Discharger-owned land on the southwestern part of the project site. The basin volume is estimated to be 1.2 million gallons with 2 feet of freeboard. This land has Contra Costa County assessors' parcel number (APN) 037-020-027. There is no anticipated discharge to surface waters, storm drain systems, etc. The topography in the area is flat.

Dewatering of the pipeline trenches will be conducted in accordance with the DMP. It is expected that shallow dewatering will be intermittently necessary to facilitate installation of subsurface utility and storm water piping for approximately 4 months starting in December 2021, with the duration depending on seasonal rainfall. All water generated during dewatering activities will be treated with an activated carbon system prior to discharge to an infiltration basin at the southeastern portion of the Project site (Attachment B). Based on prior dewatering and treatment operations at the Project site, two contaminants of concern (COCs) are expected in the groundwater: arsenic and vanadium. These compounds are found at elevated concentrations in third-party monitoring wells to the south of the site, upgradient, so may be elevated in local ambient groundwater.

It is anticipated that dewatering will involve pumping up to 1000 gallons per minute (gpm) intermittently from the trenches during pipeline construction. Planned maximum total discharge rate is approximately 1.4 million gallons per day (MGD).

Groundwater will be extracted through individual wells and transported by trunk line to an activated carbon treatment system constructed by a third-party vendor. The treatment system is composed of a series of settling tanks, pre-filtration (sand and clay filters), and activated carbon media, followed by treatment with additional activated carbon media, Bio-Char, a carbon media, and HS-AS media, an activated alumina enhanced with iron oxide. There are series and parallel arrangements for each filtration media to allow for media change out during operation, if required. Direct discharge from the treatment system will be to a series of temporary storage ("Baker") tanks to allow for sampling and analysis, and for control of outflow to the infiltration basin. If the discharge does not meet quality control requirements the treated water will be

recirculated to the beginning of the system process to run it through the filtration/adsorption system a second time to remove any lingering constituents that exceed the acceptable levels. Details of monitoring the extracted groundwater (i.e., measuring flow, sampling location(s), sampling frequency, and analytical parameters) are provided in the DMP. The average outflow rate from tanks to land will be approximately 1000 gpm.

The Project is located in the San Joaquin Groundwater Basin 5-22.15 (Tracy Sub-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 Board. Pursuant to §13263(a) of the California Water Code, waste discharge requirements must implement the Basin Plan.

FACILITY-SPECIFIC REQUIREMENTS

The General Order and this NOA regulate construction dewatering and reuse of the treated water for the Contra Costa Logistics Center Building 5.

1. This NOA only applies to the land discharge of extracted groundwater generated during subsurface piping installation as described in the NOI.

2. 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.

3. Construction dewatering discharge at a location or in a manner different from that described in the NOI or this NOA is prohibited.

4. Construction dewatering discharger to any land area not specifically called out in the NOI is prohibited under this NOA.

5. 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.

6. Monitoring results shall be submitted on a semi-annual basis in accordance the General Order's Monitoring and Reporting Program (MRP) and the Discharger's DMP. Semi-annual monitoring reports shall be submitted to the Central Valley Water Board on the **15th day of the second month following monitoring** (i.e., the July through December report is due February 15, and the January through June report is due August 15). At a minimum, the semi-annual monitoring reports shall include the discharge monitoring activities as specified above, including approximate volume of discharge (at each discharge location, if applicable) and date of each discharge.

7. The Discharger shall submit the required annual fee (as specified in the annual billing issued by the State Water Board) until the NOA is officially terminated.

8. 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:	Contra Costa Logistics Center Building V
Program:	Non-15 Compliance
Order:	WQO 2003-0003-DWQ-0225
CIWQS Place ID:	877942

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 point of contact for any questions about the Order. 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 at guy.childs@waterboards.ca.gov.

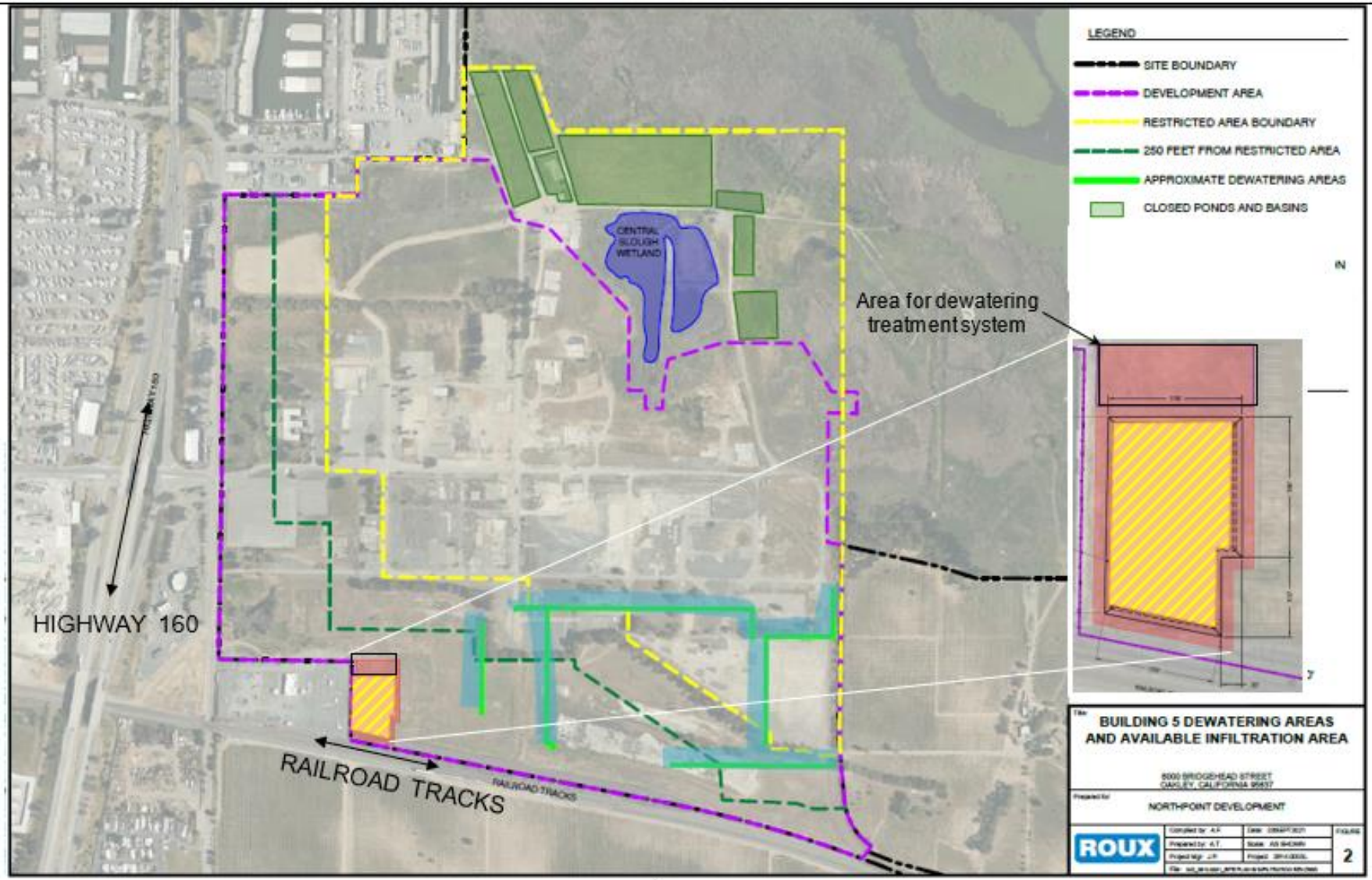
John J. Baum
Digitally signed by John J. Baum
Date: 2022.01.03 14:36:15 -08'00'
Water Boards

for Patrick Pulupa
Executive Officer

enclosures: Water Quality Order No. 2003-0003-DWQ

cc: Kristian Lucas, Contra Costa County Environmental Health Department
Guy Childs, Central Valley Regional Water Quality Control Board

Source: NOI (prepared by Roux)	N W E S	**SITE LOCATION** Contra Costa Logistic Center Contra Costa County



Key:
- Approximate dewatering areas
- Temporary infiltration area

SITE PLAN
Contra Costa Logistic Center
Building 5 Pipeline Construction Dewatering