

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION

ORDER NO. 81-17

WASTE DISCHARGE REQUIREMENTS FOR:

STONERIDGE ESTATES a.k.a. STONERIDGE DEVELOPMENT COMPANY  
FAIRFIELD, SOLANO COUNTY

The California Regional Water Quality Control Board, San Francisco Bay Region, (hereinafter called the Board) finds that:

1. Stoneridge Estates, a.k.a. Stoneridge Development Company, (hereinafter the discharger) is a limited partnership engaged in the development of a proposed residential subdivision known as "Stoneridge Estates." The discharger's principal place of business is located at 1102 Missouri Street, Fairfield, CA 94533.
2. The subdivision will consist of about 430 residential units on about 1500 acres, located along a ridge north of Rockville Road, between Green Valley and Suisun Valley in Solano County. All units in the subdivision will be served by septic systems for wastewater disposal. Most units will use a conventional leachfield and the remainder will use an alternative leachfield design.
3. The discharger has filed a report of waste discharge dated February 2, 1981.
4. The discharger's Management Plan for regulating the treatment and disposal aspects of the development is contained in his plan entitled "Wastewater Management Program, Rules and Regulations for Stoneridge Estates Development".
5. Institutional arrangements proposed in this Plan include:
  - a. Following its establishment, as described below, the Stoneridge Homeowner's Association will be responsible for such functions as routine maintenance; ground water monitoring; public information program; correction of failed systems in the event of homeowner inaction; collection of fees and assessments; and documenting Plan compliance in reports to the County.
  - b. Solano County will assume responsibility for such functions as wastewater system design review; construction inspection; routine biennial inspection; management of water monitoring program; issuance of calls for abatement of failed systems; and annual reporting to the Regional Board on program compliance. The County would also assume responsibility for Homeowners' Association functions, including correcting defective systems, if the Homeowners' Association failed to act in a timely manner.

6. The discharger intends to establish the Homeowners' Association in conformance with the Management Plan following project approval by the County.
7. The Solano County Environmental Health Department intends to recommend that the Board of Supervisors implement the Management Plan by adopting the ordinance recommended in the Management Plan, following approval of the project by the Regional Board.
8. The Board will amend this Order to add the Homeowners' Association as a discharger following establishment of said association.
9. The Management Plan includes sufficient safeguards to the protection of surface and useable ground water and to public health to warrant Board approval of the initial project phase as a limited controlled experiment pending review of performance data.
10. This Order establishes requirements for Phase I of the subdivision as defined on the "Phase Map", dated October 24, 1979. The Board will consider issuing requirements for future phases following review of leachfield performance data and management plan compliance.
11. The Management Plan is consistent with the Board's Policy on Discrete Sewerage Facilities (Resolution 78-14).
12. A Final EIR prepared for the Stoneridge Development was certified by the County on November 1, 1979. It identified potential adverse impacts on water quality due to erosion of soils disturbed during construction and due to potentially inadequate wastewater disposal systems. The erosion impacts will be mitigated by County requirements that the developer submit acceptable grading, drainage and erosion control plans prior to final subdivision map approval. Potential adverse impacts of wastewater disposal will be prevented by implementation of the Management Plan as required by this Order and as agreed to by Solano County.
13. The Board adopted a Water Quality Control Plan for the San Francisco Bay Basin in April 1975 and this Order implements the water quality objectives stated in that plan.
14. The beneficial uses of Suisun Creek, a surface water downstream of the development, are:
  1. Warm and cold freshwater habitat
  2. Wildlife habitat
  3. Fish migration and spawning
15. The beneficial uses of deep aquifers underlying the development include domestic and agricultural water supply.
16. The Board has notified the discharger and interested agencies and persons of its intent to prescribe waste discharge requirements for the discharge and has provided them with an opportunity for a public hearing and an opportunity to submit their written views and recommendations.

17. The Board, in a public meeting, heard and considered all comments pertaining to the discharge.

IT IS HEREBY ORDERED, pursuant to the provisions of Division 7 of the California Water Code and regulations adopted thereunder, that the discharger shall comply with the following:

A. Prohibitions

1. The collection, treatment, and disposal of waste shall not create a nuisance as defined in Section 13050(m) of the California Water Code.
2. The waste shall not cause degradation of ground water so as to impair beneficial use.
3. The waste shall be effectively contained beneath the ground surface at all times.

B. Provisions

1. The discharger shall be responsible for Homeowners Association duties as specified in the Wastewater Management Plan pending creation of said Association and modification of the Order to include it as a discharger.
2. The discharger shall comply with the Self-Monitoring Program as ordered by the Executive Officer.
3. This Order authorizes discharge only from the first 84 units of Phase I of the development. The discharger will submit an amended Report of Waste Discharge for future phases.
4. The Board may modify this order if it finds that the conditions of the Wastewater Management Plan or the County's commitment to performing inspections as set forth in its letter of March 13, 1981 from Mr. Albert T. Vervais to Mr. Fred H. Dierker are either not being adhered to or are not providing adequate protection for water quality or public health. Such modification could include withdrawal of authorization for wastewater discharge for parcels for which either building permits have not been issued, or construction has not been commenced.
5. This Order is contingent upon establishment of a Homeowners' Association by the discharger based on "Covenants, Conditions, and Restrictions" attached to each lot sale as described in the Management Plan and upon adoption of an Ordinance by Solano County assuming wastewater management responsibilities as described in the Management Plan.
6. Discharge of waste under this Order is authorized only upon written acknowledgement by the Executive Officer that an acceptable ordinance has been adopted by Solano County and acceptable "Covenants, Conditions and Restrictions" have been approved by the California Department of Real Estate.
7. The Management Plan may be revised with the concurrence of the Executive Officer.

8. The discharger shall permit the Regional Board:
- a. Entry upon premises in which an effluent source is located or in which any required records are kept;
  - b. Access to copy any records required to be kept under terms and conditions of this Order;
  - c. Sampling of any discharge.

I, Fred H. Dierker, Executive Officer, do hereby certify the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on March 18, 1981.

FRED H. DIERKER  
Executive Officer