



# Oregon

Tina Kotek, Governor

## Department of Environmental Quality

Western Region Salem Office

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Salem, OR 97302

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TTY 711

October 15, 2024

Doug Farnham, Regional Property Supervisor  
Monolith Properties  
5055 NE Elliot Circle  
Corvallis, OR 97330-9008

Re: Warning Letter  
Knoll Terrace MHC LLC  
2024-WL-9634  
NPDES Permit #102611, EPA ID OR0026956  
File 46990  
WQ-Benton County

Dear Mr. Farnham,

DEQ has completed a records review for Knoll Terrace MHC to determine compliance with the conditions of National Pollution Discharge Elimination System permit number 102611, issued to Corvallis MHC LLC on July 28, 2013, and three warning letters numbered 2023-WL-8203, 2024-WLOTC-8981 and 2024-WLOTC-9250. The findings are summarized below.

### Records Review

I reviewed records from February 2024 through August 2024. Knoll Terrace MHC has submitted all monthly discharge monitoring reports (DMR) on time in NetDMR. Based upon this review, DEQ has concluded that Knoll Terrace MHC is responsible for the following violations.

### Schedule A Effluent Limit Violations

1. Schedule A, condition 1. b of the permit requires Knoll Terrace MHC to meet a monthly TSS percent removal efficiency of 65%. In December 2023 Knoll Terrace MHC violated their permit by achieving a 55% removal efficiency. This is a Class III violation per OAR 340-012-0055(3)(c).

### Schedule F General Conditions Violations

1. Schedule F, condition C5 of your NPDES permit requires you to submit monitoring results on a discharge monitoring report form monthly. Knoll Terrace MHC did not include test results for BOD<sub>5</sub> and TSS influent concentrations for September 2020. Knoll Terrace MHC did not accurately report the daily maximum Total Residual Chlorine on February 16, 2024. Knoll Terrace reported 0.004 mg/L when the DDA submitted indicates the correct value to be 0.04 mg/L. Submitting an incomplete report is a Class III violation per OAR 340-012-0055(s)(a).

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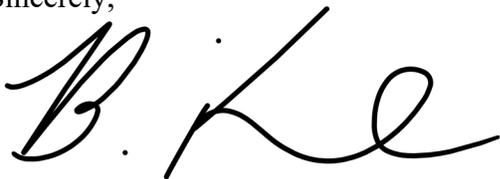
Please note that Class I violations are the most serious violations; Class III violations are the least serious. Compliance with your permit is required by Oregon Revised Statute 468B.025(2).

This notice is a warning letter. DEQ does not intend to take formal enforcement action at this time. However, should you repeat any of these violations, the matter may be referred to DEQ's Office of Compliance and Enforcement for formal enforcement action, including assessment of civil penalties and/or a DEQ order. Civil penalties can be assessed for each day of violation.

If you believe any of the facts in this warning letter are in error, you may provide information to me at the office at the address shown at the top of this letter. DEQ will consider the new information you submit and take appropriate action.

If you have any questions, please contact me in writing at [brenda.kuiken@deq.oregon.gov](mailto:brenda.kuiken@deq.oregon.gov) or by phone at (503) 893-0924.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Kuiken', with a stylized flourish at the end.

Brenda Kuiken  
WQ Compliance Specialist

cc: DEQ Salem Office file  
ec: Ranei Nomura, Manager, Western Region DEQ  
Oregon Records Management Solution  
Phillip Merrill, Merrill Water Systems