



# 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

May 21, 2025

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

Re: Warning Letter  
Knoll Terrace MHC LLC  
2025-WL-9883  
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 Pollutant 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 September 2024 through April 2025. 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 BOD<sub>5</sub> percent removal efficiency of 85%. In February and March 2025 Knoll Terrace MHC violated their permit by achieving an 82% removal efficiency each month. This is a Class III violation per OAR 340-012-0055(3)(c).
2. Schedule A condition 1b of the permit requires Knoll Terrace MHC to meet a daily maximum concentration for total chlorine residual of 0.04 mg/L. Knoll Terrace MHC violated their permit on March 30 and 31, 2025 by discharging a total chlorine residual of 0.3 mg/l and 0.2 mg/L respectively. This is a Class I violation per OAR 340-012-0055(1)(l).

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

Knoll Terrace MHC

May 21, 2025

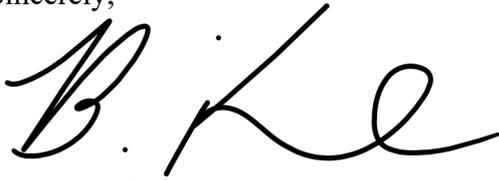
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Office of Compliance and Enforcement for formal enforcement action, including assessment of civil penalties and/or a DEQ order. Civil penalties can be assessed for each day of violation.

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'. The signature is fluid and cursive, with a large 'B' and 'K'.

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