



Cal/EPA

Los Angeles
Regional Water
Quality Control
Board

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March 7, 1997

Mr. Steven R. Smith
Lunita Pacific, LLC
360 Bellino Drive
Pacific Palisades, CA 90272



Pete Wilson
Governor

WASTE DISCHARGE REQUIREMENTS FOR LUNITA PACIFIC, LLC., MALIBU - TRACT 42687 (FILE NO. 96-140)

Our letter dated February 10, 1997, transmitted tentative Waste Discharge Requirements for your discharge of domestic wastewater at the proposed project.

Pursuant to Division 7 of the California Water Code, this Regional Board at a public meeting held on March 3, 1997, reviewed the tentative requirements, considered all factors in the case, and adopted Order No. 97-028 (copy attached) relative to this waste discharge.

Please note that Waste Discharge Requirements B-15 is added as directed by the Board at that meeting.


<u>Project</u>	<u>File No.</u>	<u>Order No.</u>	<u>Monitoring & Reporting Program No.</u>
Lunita Pacific, LLC	96-140	97-028	7764

The "Monitoring and Reporting Program" requires you to implement the monitoring program following the adoption of this Order. Your first monitoring report under this Program is due by July 30, 1997. All monitoring reports should be sent to the Regional Board, ATTN: Technical Support Unit.

Please reference all technical and monitoring reports to our Compliance File No. CI-7764. We would appreciate if you would not combine other reports, such as progress or technical reports, with your monitoring reports but would submit each type of report as a separate document.

Standard Provisions (revised November 7, 1990), which are part of these requirements, are enclosed for the addressee only. However, these are on file in our office, and a copy will be sent to you upon request.

If you have any questions, please call Mr. Magdy Baiady at (213) 266-7586.


HUBERT H. KANG
Senior Water Resource Control Engineer

Mr. Steven R. Smith
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cc: John Youngerman, Division of Water Quality, Water Resources Control Board
Jorge Leon, Office of Chief Counsel, State Water Resources Control Board
Jack Petralia, Department of Health Services-Environmental Health, Los Angeles
County
Kenneth I. Mullen, Huitt-Zoliars, Inc.
Rick Morgan, City of Malibu
Debra Decray, Bailard Road Private Homeowners Association
Patt Healy, Malibu West Swimming Club

State of California
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, LOS ANGELES
REGION

MONITORING AND REPORTING PROGRAM NO. CI 7764
FOR
LUNITA PACIFIC, LLC
(Tract No. 42687)
File No. 96-140

Lunita Pacific, LCC (hereinafter Discharger) shall implement this monitoring program following the adoption of this Order.

Monitoring reports shall be submitted by the dates in the following schedule:

<u>Reporting Period</u>	<u>Report due</u>
January - March	April 30
April - June	July 30
July - September	October 30
October - December	January 30

By January 31st of each year, beginning January 31, 1998, the Discharger shall submit an annual report to the Board. The report shall contain summaries of the monitoring data obtained during the previous year. In addition, the Discharger shall discuss the compliance record and the corrective actions taken or planned which may be needed to bring the discharge into full compliance with the Waste Discharge Requirements.

The quarterly reports shall contain the following information:

- a. Average and maximum daily waste flow for each month of the quarter.
- b. Estimated population served during each month of the reporting period.
- c. A statement relative to compliance with discharge specifications during the reporting period.
- d. Results of at least weekly observations in the disposal area for any overflow or surfacing of wastes, other visible effects of the waste discharge, and odor effects. Observation shall be made on different days of the week, including at least one Saturday and one Sunday in each month.

I. GROUNDWATER MONITORING

The Discharger shall establish suitable and accessible groundwater monitoring wells, subject to the Executive Officer's approval, to serve as groundwater monitoring station(s). Groundwater monitoring wells workplan must be submitted to this Regional Board 90 days from the effective date of this Order for the Executive Officer's approval prior to commence any field activities. The groundwater monitoring wells must be installed in such a way as to assess the background and the impact downgradient. The groundwater monitoring program shall consist of the following:

Lunita Pacific, LLC
 Monitoring and Reporting Program No. CI ____

<u>Constituent</u>	<u>Units</u>	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis</u>
Ammonia - N	mg/L	grab	quarterly
Nitrate - N	mg/L	grab	quarterly
Nitrite - N	mg/L	grab	quarterly
Chloride	mg/L	grab	quarterly
Total dissolved solids	mg/L	grab	quarterly
Sulfate	mg/L	grab	quarterly
Total and fecal coliform	count/100ml	grab	quarterly
pH	mg/L	grab	quarterly

This groundwater monitoring schedule is subject to revision, after completion of the first year of baseline water quarterly monitoring to be completed during 1998. Quarterly sampling and testing for the baseline groundwater monitoring program must be completed during the months of February, May, July and November. Annual sampling and testing must be completed during November. Based upon review of the first year quarterly sampling results, Discharger may propose to the Executive Officer a reduced groundwater sampling and testing program, based upon existing conditions. The rationale used to determine the request for a reduced program must be stated, and is subject to the Executive Officer approval.

Laboratory analyses must follow methods approved by the United States Environmental Protection Agency (USEPA); the laboratory must meet USEPA Quality Assurance/Quality Control (QA/QC) criteria.

The groundwater monitoring and reporting program shall contain the following information:

- a. Well identification, date and time of sampling, water temperature, depth to groundwater (from a standard reference point); and
- b. Sampler identification, laboratory identification, date(s) of analysis.

II. General Provisions for Reporting

For every item where the requirements are not met, the Discharger shall submit a statement of the actions undertaken, or proposed, which will bring the discharge into full compliance with requirements at the earliest time and submit a timetable for correction.

Lunita Pacific, LLC
Monitoring and Reporting Program No. CI 7764

III. Wastes Hauling Reporting

In the event that septage is hauled to a legal disposal site, the name and address of the hauler of the septage shall be reported, along with types and quantities hauled during the reporting period and the location of final point of disposal. If no wastes are hauled during the reporting period, a statement to that effect shall be submitted and shall include a statement relative to disposal of septage during the reporting period.

IV. Operation and Maintenance Report

The Discharger shall file a technical report with this Board, not later than 30 days after receipt of these Waste Discharge Requirements, relative to the operation and maintenance program for this facility. The information to be contained in the report shall include, at a minimum, the following:

- a. The name and address of the person or company responsible for operation and maintenance of the facility.
- b. Type of maintenance (preventive or corrective).
- c. Frequency of maintenance, if preventive.

These records and reports are public documents and shall be made available for inspection during normal business hours at the office of the California Regional Water Quality Control Board, Los Angeles Region.

Order by



JOHN NORTON
Acting Executive Officer

Date: March 3, 1997

/MB

State of California
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD,
LOS ANGELES REGION

ORDER NO. 97-028
WASTE DISCHARGE REQUIREMENTS
FOR
LUNITA PACIFIC, LLC
(Tract No. 42687)
(File No. 96-140)

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board), finds:

1. Lunita Pacific, LLC (hereinafter Discharger) has filed a report of waste discharge to discharge domestic wastewater from a proposed condominium project, Tract No. 42687.
2. The project site consists of six and a half acres and is located at Lunita Road, north of Pacific Coast Highway, and about one-half mile westerly from Trancas Canyon in the City of Malibu, California (Figure No. 1). The discharger proposes to construct a 38-unit condominium project with five septic tanks (5,000 and 6,000 gallons each with a combined capacity of 27,000 gallons) and forty two deep seepage pits disposal system to discharge domestic wastes. The Discharger also identified areas for future seepage pits.
3. The Discharger will operate septic tank and seepage pit disposal system to discharge up to 9,500 gallons per day (gpd) of domestic wastes. Sludge will be pumped periodically from the septic tanks and then hauled off to a legal disposal site.
4. The facility is located south of Section 15, Township 1S, Range 19W, San Bernardino Base & Meridian. (The facility's approximate latitude is 34°2'4"; its longitude 118°51'19").
5. The site is located in an unsewered area of Malibu. To date, no community sewer system has been scheduled for construction in the vicinity of the project.
6. The proposed project is located within the Trancas Canyon Hydrologic Subarea of Point Dume Hydrologic Area.
7. The Board adopted a revised Water Quality Control Plan for the Los Angeles River Basin on June 13, 1994. The Water Quality Control Plan contains beneficial uses and water quality objectives for groundwater within the Point Dume Hydrologic Area. The requirements contained in this Order, as they are met, will be in conformance with the goals and objectives of the Water Quality Control Plan.
8. The beneficial uses of groundwater in the Point Dume Area are municipal, industrial service, and agricultural supplies.

February 10, 1997

9. The Los Angeles County Water District No. 29 will supply domestic water to this project.
10. The Discharger prepared a number of geotechnical reports. The reports indicate no groundwater was encountered on the project site itself; however, groundwater was observed in the borings south of the Pacific Coast Highway at a depth of 54 feet below land surface (approximately 700 feet south of the site). The Discharger submitted geological reports evaluating the long term effects of the proposed disposal system on groundwater levels within the Broad Beach area downgradient and south of the proposed project. Geotechnical reports identified an insignificant groundwater impact at the properties downgradient to the project.
11. The Discharger prepared the Final Environmental Impact Report (EIR) on November 21, 1986 and an addendum thereto in November 1990. The EIR identified insignificant impact to groundwater from this discharge. The Los Angeles County Regional Planning Commission approved the Final Environmental Impact Report on January 7, 1987.

The Regional Board has notified the Discharger and interested agencies and persons of its intent to issue Waste Discharge Requirements for this subsurface sewage disposal system, and has provided them with an opportunity to submit their written views and recommendations.

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

IT IS HEREBY ORDERED that the Lunita Pacific, LLC shall comply with the following:

A. EFFLUENT LIMITATIONS

1. Wastes discharged shall be limited to treated domestic wastes only. No industrial or commercial wastewaters shall be discharged at this location.
2. The discharge of raw sewage at any time is prohibited.
3. Radioactivity of the wastes discharged shall not exceed the limits specified in Title 22, California Code of Regulations, Chapter 15, Article 5, Sections 64441 and 64443, or subsequent revisions.
4. Any wastes that do not meet the foregoing requirements shall be held in impervious containers, and discharged at a legal point of disposal.

B. WASTE DISCHARGE REQUIREMENTS

1. There shall be no discharge of wastes to surface water or watercourses at any time.

2. The effluent discharged shall not contain heavy metals, arsenic, or cyanide in concentrations exceeding the limits contained in the current State of California, Department of Health Services Drinking Water Standards.
3. No part of the septic tanks or seepage pit disposal system shall be closer than 150 feet to any water well, or closer than 100 feet to any stream, channel, or other watercourse.
4. No part of the waste disposal system shall extend to a depth where wastes may deleteriously affect a groundwater aquifer. In no case may the septic tanks or seepage pit disposal system extend to within 10 feet of the zone of historic or anticipated high groundwater level.
5. Wastes shall not be disposed of in geologically unstable areas or so as to cause earth movement.
6. Wastes discharged shall not impart tastes, odors, color or other objectionable characteristics to receiving groundwater.
7. There shall be no onsite disposal of septage sludge. Any offsite disposal of septage or sludge shall be made only to a legal point of disposal. For purposes of this Order, a legal disposal site is one for which requirements have been established by a California Regional Water Quality Control Board, and which is in full compliance therewith. Any sewage or sludge handling shall be in such a manner as to prevent its reaching surface waters or watercourses.
8. Adequate facilities shall be provided to divert surface and storm water away from the septic tank and seepage pit disposal system and from areas where any potential pollutants are stored.
9. The septic tank and seepage pit disposal system shall be maintained in such a manner that at no time will sewage be permitted to surface or overflow at any location.
10. Odors of sewage origin shall not be perceivable beyond the property owned or controlled by the Discharger.
11. The septic tank and seepage pit disposal system shall be protected from damage by storm flows or runoff.
12. Wastes discharged shall at no time contain any substance in concentrations toxic to human, plant, or aquatic life.

13. Neither the treatment nor the discharge of waste shall create a condition of pollution, contamination, nuisance or problems due to breeding of mosquitos, gnats, midges, flies, or other pests.
14. A groundwater monitoring program shall be established so that groundwater beneath the site, or in the immediate vicinity of the site, may be measured, sampled, and analyzed to determine if waste discharge has impacted groundwater quality.
15. If there is any cause of any significant increase to groundwater levels downgradient, including but not limited to the Broad Beach area, or any threat that the sewage from this discharge would rise to the surface, at that point in time, the discharge here be discontinued and alternative types of treatment, such as evapotranspiration be utilized.

C. PROVISIONS

1. The Discharger must specify any entity or agency accepting permanent responsibility for the Waste Discharge Requirements and Monitoring and Reporting Program and submit this to this Regional Board within 60 days from the effective date of this Order. If the entity is different from the Discharger, a copy of the transfer agreement shall be provided to the Regional Board 30 days prior to its effective date. Violation may result in an enforcement action, including modification or revocation of these Waste Discharge Requirements.
2. The Discharger shall file with the Regional Board technical reports on self-monitoring work performed according to the detailed specifications contained in the Monitoring and Reporting Program as directed by the Executive Officer. The results of any monitoring done more frequently than required at the location and/or times specified in the Monitoring and Reporting Program shall be reported to the Regional Board.
3. The Discharger shall notify this Regional Board within 24 hours of any adverse condition as a result from the discharge of wastewater from this facility; written confirmation shall follow within one week. This information shall be confirmed in the next monitoring report. In addition, the report shall also include the reasons for the violations or adverse conditions, the steps being taken to correct the problem (including dates thereof), and the steps being taken to prevent a recurrence.
4. The Discharger shall notify the Regional Board immediately, by telephone, of any bypassing or overflow of sewage, including surfacing of wastes. Written confirmation shall follow within one week and shall include information relative to the location(s), estimated volume, date and time, duration, cause, and remedial measures taken to effect cleanup and measures taken to prevent any recurrence.

5. The Discharger shall provide an alternative treated wastewater disposal system and/or modify the existing seepage pit disposal system that fails to achieve and maintain the minimum separation to groundwater underlying the site, within 60 days from such an event.
6. This Order does not alleviate the responsibility of the Discharger to obtain other necessary local, state, and federal permits to construct facilities necessary for compliance with this Order; nor does this Order prevent imposition of additional standards, requirements, or conditions by any other regulatory agency.
7. Any discharge of wastewater at any point(s) other than specifically described in this Order is prohibited, and constitutes a violation of the Order.
8. After notice and opportunity for a hearing, this Order may be terminated or modified for cause, including, but not limited to:
 - (a) Violation of any term or condition contained in this Order;
 - (b) Obtaining this Order by misrepresentation, or failure to disclose all relevant facts;
 - (c) A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge.
9. The Discharger shall furnish, within a reasonable time, any information the Regional Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Order. The Discharger shall also furnish to the Regional Board, upon request, copies of records required to be kept by this Order.
10. The Discharger shall file a written report with this Regional Board within 90 days after the average dry weather waste flow for any month equals or exceeds 90 percent of the design capacity of the septic tank, and seepage pits disposal system. The report shall detail provisions to cope with flows in excess of that figure.
11. Should monitoring data indicate groundwater impacts, the Discharger shall submit, within 90 days after determination of the problem, plans for measures that will be taken or have been taken to mitigate any long term effects that may result from the subsurface disposal of wastes on groundwater.
12. This Order includes "Standard Provisions Applicable to Waste Discharge Requirements." If there is any conflict between provisions stated herein and the "Standard Provisions," those provisions stated herein will prevail.

Lunita Pacific, LLC
Order No. 97-028

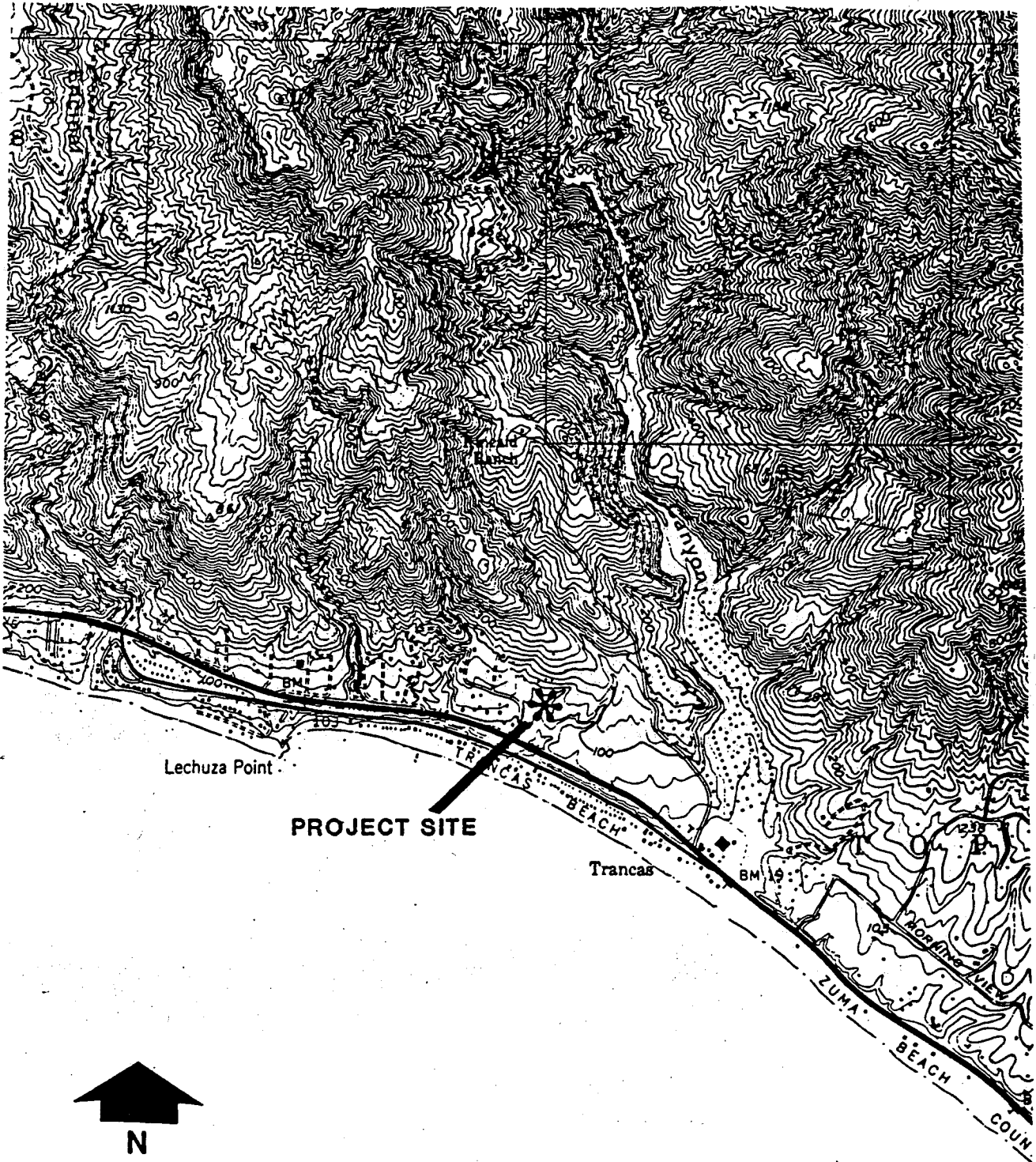
File No. 96-140

I, John Norton, Acting Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, Los Angeles Region, on March 3, 1997.



JOHN NORTON
Acting Executive Officer

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Lunita Pacific, LLC, Tract No. 42687
Figure No. 1