

**STATE OF CALIFORNIA  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
LOS ANGELES REGION  
320 West 4<sup>th</sup> Street, Suite 200, Los Angeles, California 90013**

**FACT SHEET  
WASTE DISCHARGE REQUIREMENTS  
FOR  
MALIBU OUTRIGGER HOMEOWNERS ASSOCIATION  
MMALIBU OUTRIGGER CONDOMINIUMS  
22548 PACIFIC COAST HIGHWAY  
MALIBU, CALIFORNIA**

**ORDER NO. 97-10-DWQ  
SERIES NO. 025  
FILE NO. 03-070**

**FACILITY ADDRESS**

22548 Pacific Coast Highway  
Malibu, CA 90265

**FACILITY MAILING ADDRESS**

22548 Pacific Coast Highway  
Malibu, CA 90265

**WASTEWATER SYSTEM DESCRIPTION:**

Malibu Outrigger Homeowners Association (HOA) (hereafter, the Discharger) operates the Malibu Outrigger Condominiums (MOC) located at 22548 Pacific Coast Highway, Malibu. The MOC was originally constructed in the 1960-1961 interval as a hotel. In the late 1960's or early 1970's, the hotel was converted into 22 - 2 bedroom apartments and 20 - 1 bedroom apartments that were later sold as condominiums. The MOC currently consists of 42 units.

The original leachfield for the MOC was installed behind a seawall on a recreational sand terrace, and is only 20 to 30 feet from the Pacific Ocean. The Discharger informed Regional Board staff during a site inspection on June 11, 2003 that the original leachfield is capped-off and only retained for back-up use. The Discharger indicated that the only plans available on the septic disposal system were drawings submitted to the City of Malibu Environmental Health Division (City) by the applicant for a new 7536 sq. ft. leachfield which were approved by the City on June 16, 1993.

The 1993 plans show a septic system consisting of an 1000-gallon septic tank, an 15,650-gallon septic tank and five leachfields. During the site inspection an additional 5000-gallon back-up septic tank was indicated to Regional Board staff. The Discharger reported that all effluent except that from the laundry discharges to the new 7536 sq. ft. leachfield. The new leachfield is on a 70-foot easement located on the neighboring parcel to the west.

The estimated wastewater discharge volume, based on 100 gallons per bedroom, is 6400 gallons per day (gpd). Review of the last 3 years of water bills found an average discharge volume of 5968 gpd. During the last 3 years, the peak discharge volume was 8430 gpd (calculated daily average from the bi-monthly usage metered for the water bill).

Review found the average wastewater discharge has decreased approximately 2000 gpd over the past 3 years.

**GROUNDWATER:**

Wastewater discharges from the MOC flow south toward Carbon Beach. The estimated elevation at the newer main leachfield is estimated to be +16 feet mean sea level (msl). In this area of Malibu, there are no identified groundwater basins or freshwater aquifers. Both Las Flores Canyon Creek and the Malibu Creek and Lagoon are located more than 1 mile away.

The original leachfield is located 20 to 30 feet from a seawall that is routinely washed by the surf from the Pacific Ocean. The new leachfield is located approximately 110 feet from the Ocean. It is not known whether any wastewater is discharged to the other smaller leachfields located under the various parking areas located at distances between 50 feet and 200 feet from the Ocean. Along Carbon Beach, mean high tide (mean sea level (msl)+2 feet) is used for the depth to groundwater. Borings available from the other side of Pacific Coast Highway, at 22601 Pacific Coast Highway, found groundwater at 16 feet below ground surface (bgs). Therefore, the depth to groundwater at the Malibu Outrigger's new leachfield is estimated to be (msl = 0 +2 ft.) -14 feet bgs. It is anticipated that there is 10 feet of groundwater separation at this leachfield location.

**VOLUME AND DESCRIPTION OF DISCHARGE:**

The estimated maximum volume of wastewater generated by the Malibu Outrigger is 5000-8000 gpd. The Malibu Outrigger is located at Latitude: 34° 02' 19" and Longitude: 118° 39' 10". The wastewater generated is typical of a domestic waste stream.

**STATE OF CALIFORNIA  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
LOS ANGELES REGION  
MONITORING AND REPORTING PROGRAM NO. CI-8712  
FOR  
MALIBU OUTRIGGER HOMEOWNERS ASSOCIATION  
22548 PACIFIC COAST HIGHWAY  
ENROLLMENT UNDER STATE WATER RESOURCES CONTROL BOARD  
ORDER NO. 97-10-DWQ (SERIES NO. 025)  
(FILE NO. 03-070)**

I. REPORTING REQUIREMENTS

- A. Malibu Outrigger Homeowners Association (hereafter Discharger) shall implement this monitoring program and Attachment A (Septic Tank Monitoring) on the effective date of this enrollment (March 11, 2004) under State Board Order No. 97-10-DWQ. The first monitoring report under this program, for January-March 2004, shall be received at the Regional Board by July 15, 2004.

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

<u>Reporting Period</u>	<u>Report Due</u>
January – March	April 15
April – June	July 15
July – September	October 15
October – December	January 15

- B. If there is no discharge, during any reporting period, the report shall so state. Monitoring reports must be addressed to the Regional Board, Attention: Information Technology Unit.
- C. By April 15<sup>th</sup> of each year, beginning April 15, 2005, the Discharger shall submit an annual summary report to the Regional Board. The report shall contain both tabular and graphical summaries of the monitoring data obtained during the previous calendar year. In addition, the Discharger shall explain the compliance record and the corrective actions taken or planned, which may be needed to bring the discharge into full compliance with these waste discharge requirements (WDRs).
- D. Laboratory analyses – all chemical, bacteriological, and toxicity analyses shall be conducted at a laboratory certified for such analyses by the California Department of Health Services Environmental Laboratory Accreditation Program (ELAP). The laboratory must meet the United States Environmental Protection Agency (USEPA) Quality Assurance/Quality Control (QA/QC) criteria. Pollutants shall be analyzed using the methods described in 40 CFR 136.3, 136.4, and 136.5; or

March 11, 2004

where no methods are specified for a given pollutant, methods approved by the Regional Board shall be utilized.

- E. The method limits (MLs) employed for effluent analyses shall be lower than the permit limits established for a given parameter, unless the Discharger can demonstrate that a particular ML is not attainable and obtains approval for a higher ML from the Regional Board Executive Officer (Executive Officer). The Discharger shall submit a list of the analytical methods employed for each test and the associated laboratory QA/QC procedures upon the request of the Regional Board.
- F. Each monitoring report must affirm in writing that "All analyses were conducted at a laboratory certified for such analyses by the California Department of Health Services, and in accordance with current USEPA guideline procedures or as specified in this Monitoring Program." Proper chain of custody procedures must be followed and a copy of the chain of custody shall be submitted with the report.
- G. Each monitoring report shall contain a separate section titled "Summary of Non-Compliance" which discusses any items where the discharge limitations were not met. The Discharger shall include a statement about the cause(s) of non-compliance and the corrective actions taken or planned that may be needed to bring the discharge into full compliance with WDRs. This section shall be located at the front of the report and shall clearly list all items non-compliant with WDRs, as well as any excursion of effluent limitations.
- H. The Discharger shall maintain all sampling and analytical results, including strip charts; date; exact place, and time of sampling; dates analyses were performed; analyst's name; analytical techniques used; and results of all analyses. Such records shall be retained for a minimum of three years. This period of retention shall be extended during the course of any unresolved litigation regarding this discharge, or when requested by the Regional Board.
- I. In reporting the monitoring data, the Discharger shall arrange the data in tabular form so that the date, the constituents, and the concentrations are readily discernible. The data shall be summarized to demonstrate compliance with the requirements and, where applicable, shall include results of receiving water observations.
- J. Any mitigation/remedial activity including any pre-discharge treatment conducted at the site must be reported in the quarterly monitoring report.

## II. SEPTIC TANK AND DISPOSAL SYSTEM MONITORING REQUIREMENTS

The Discharger shall implement the requirements for septic tank monitoring described in Attachment A.

### III. GROUNDWATER MONITORING PROGRAM

The Executive Officer has determined that a groundwater monitoring program is needed to fully evaluate the impact from your wastewater discharge on groundwater discharging to the Pacific Ocean. The Discharger must submit a groundwater monitoring plan to this Regional Board within 60 days of this notification. The groundwater monitoring plan submitted shall be subject to the Executive Officer's approval prior to implementation. The groundwater monitoring wells must be installed in such a way so as to fully assess the background groundwater quality and the down-gradient groundwater quality. The plan shall include the exact location of the proposed wells, depths, construction of wells, schedule for the installation and proposed sampling of the wells.

Upon obtaining the Executive Officer's approval of an adequate groundwater monitoring network plan, construction and development of the proposed wells shall be completed within 60 days in accordance with the standards in Bulletins 74-81 and 74-90 of California Department of Water Resources. Within 30 days after installation of monitoring wells, a well installation report including a scaled plot plan, soil boring logs, water quality data, well permits and as-built well construction diagrams shall be submitted to this Regional Board. This groundwater monitoring schedule may be subject to revision after completion of the first year of baseline water quality monitoring.

The monitoring program must be prepared under the direction of a California Registered Geologist, or Certified Engineering Geologist, or a California Registered Civil Engineer with appropriate experience in hydrogeology.

The following shall constitute the groundwater monitoring program:

<u>Constituent</u>	<u>Units*</u>	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis<sup>[1]</sup></u>
pH	pH Units	grab	quarterly
Total coliform	MPN/100mL	grab	quarterly
Fecal coliform	MPN/100mL	grab	quarterly
Enterococcus	MPN/100mL	grab	quarterly
Ammonia-N	mg/L	grab	quarterly
Nitrate-N	mg/L	grab	quarterly
Nitrite-N	mg/L	grab	quarterly
Organic nitrogen	mg/L	grab	quarterly
Total nitrogen	mg/L	grab	quarterly
Total dissolved solids	mg/L	grab	quarterly

[1] If any constituent exceeds the baseline water quality data, then the frequency of analyses shall increase to monthly until at least three test results have been obtained. After which, if no constituents exceed the baseline, the frequency of analyses shall revert back to quarterly.

\* MPN/100mL: Most Probable Number per 100 milliliter; mg/L: milligrams per liter

All groundwater monitoring reports must include, at minimum, the following:

- a. Well identification, date and time of sampling;
- b. Sampler identification, and laboratory identification;
- c. Monthly measurement of groundwater levels, recorded to 0.01 feet mean sea level;
- d. Groundwater contour map depicting the hydraulic gradient and direction of groundwater flow across the subject tract; and
- e. Monthly calculation of vertical separation of groundwater levels to bottom of each septic disposal system (leach field and /or seepage pit).

#### IV. WASTE HAULING REPORTING

In the event that waste sludge, septage, or other wastes are hauled offsite, the name and address of the hauler shall be reported, along with types and quantities hauled during the reporting period and the location of the final point of disposal. In the event that no wastes are hauled during the reporting period, a statement to that effect shall be submitted.

#### V. MONITORING FREQUENCIES

Specifications in this monitoring program are subject to periodic revisions. Monitoring requirements may be modified or revised by the Executive Officer based on review of monitoring data submitted pursuant to this Order. Monitoring frequencies may be adjusted to a less frequent basis or parameters and locations dropped by the Executive Officer if the Discharger makes a request and the request is backed by statistical trends of monitoring data submitted.

#### VI. CERTIFICATION STATEMENT

Each report shall contain the following completed declaration:

"I certify under penalty of law that this document, including all attachments and supplemental information, was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and imprisonment.

Malibu Outrigger H.O.A.  
Monitoring and Reporting Program No. CI-8712

File No. 03-070

Executed on the \_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)"

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.

Ordered by:



Dennis A. Dickerson  
Executive Officer

Date: March 11, 2004



# California Regional Water Quality Control Board

## Los Angeles Region



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March 11, 2004

Mr. Bill Kelly, President  
Malibu Outrigger's Homeowners Association  
22548 Pacific Coast Highway  
Malibu, CA 90265

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
CLAIM NO. 7002 2030 0006 2095 4655

Dear Mr. Kelly:

### **GENERAL WASTE DISCHARGE REQUIREMENTS FOR WASTE DISCHARGES TO LAND BY SMALL DOMESTIC WASTEWATER SYSTEMS AT 22548 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA, (FILE NO. 03-070)**

We have completed our review of your application for Waste Discharge Requirements (WDRs) for domestic wastewater generated from the above-mentioned facility to an on-site septic disposal system. Facility details are given in the attached Fact Sheet.

Regional Board staff have reviewed the information provided and have determined that the proposed discharge meets the conditions specified in the State Water Resources Control Board (State Board) Water Quality Order No. 97-10-DWQ, "*General Waste Discharge Requirements for Discharges to Land by Small Domestic Wastewater Treatment Systems*," adopted by the State Board on November 18, 1997.

Enclosed are your WDRs consisting of Order No. 97-10-DWQ, Monitoring and Reporting Program No. 97-10-DWQ (Attachment A), Monitoring and Reporting Program No. CI-8712 and Standard Provisions and Reporting for Waste Discharge Requirements (Attachment B). Please note that your discharge must meet the groundwater quality objectives set in the Regional Board's *Water Quality Control Plan for Coastal Watersheds of Los Angeles and Ventura Counties* (Basin Plan) which was adopted on June 13, 1994 and amended on January 27, 1997. In addition, the Basin Plan incorporates applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations.

Although your discharge is enrolled under the General Permit (Order No. 97-10-DWQ), it will be reviewed periodically and based on the technical information pertaining to your septic disposal system and/or groundwater, the Regional Board Executive Officer (Executive Officer) may determine that the discharge would be better regulated under another general WDR or a specific WDR. Once the decision is made, you will be notified within 30 days before any Board action. If the discharge is regulated under another general WDR, or a specific WDR, which requires board action, the applicability of permit Order No. 97-10-DWQ will be immediately terminated on the effective date of the issuance of a new WDR.

Should changes to your septic disposal system be needed, revised engineering drawings showing the change must be filed with the Regional Board a minimum of thirty days prior to the change. The Discharger must receive approval of such change.

***California Environmental Protection Agency***



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The septic disposal system plans dated 1993 submitted by the Discharger showed a septic system consisting of an 1000-gallon septic tank and an 15,650-gallon septic tank and five leachfields. During a site inspection on June 11, 2003, the existence of an additional 5000 to 8000-gallon back-up septic tank was indicated to Regional Board staff. The existence and size of this tank needs to be verified, as do the septic tank and leachfield connections and wastewater discharge areas, because the septic tanks, leachfield connections and usage reported during the inspection do not the match the 1993 septic system plans submitted by the Discharger. The Discharger reported that all effluent except that generated by the laundry discharges to a new 7536 square-foot leachfield.

The Monitoring and Reporting Program requires you to implement the monitoring program on the effective date of coverage under this permit. All monitoring reports should be sent to the Regional Board, ATTN: Information Technology Unit. When submitting monitoring or technical reports to the Regional Board per these requirements, please include a reference to CI No. 8712, which will assure that the reports are directed to the appropriate file and staff. Do not combine other reports with your monitoring reports. Submit each type of report as a separate document.

The Regional Board is increasingly concerned about the aggregate effects of discharges from individual and community subsurface disposal systems on the Malibu watershed and groundwaters. At this time, these WDRs are being issued to regulate an individual disposal system. Future requirements, however, may require the discharge to be connected to a community collection system, or future requirements may require consistency with the WDRs established for a community collection system.

We are sending a copy of Order No. 97-10-DWQ to the applicant only. A copy of the Order will be furnished to anyone who requests it.

If you have additional questions, please contact Dr. Kwangil Lee at (213) 620-2269 or Toni Callaway at (213) 620-2271.

Sincerely,



Dennis A. Dickerson  
Executive Officer

Enclosures

1. Attachment A: State Water Resources Control Board Monitoring and Reporting Program
2. Attachment B: Standard Provisions and Reporting for Waste Discharge Requirements
3. Monitoring and Reporting Program CI No. 8712
4. Fact Sheet

cc: Mr. Michael Lauffer, Office of Chief Counsel, State Water Resources Control Board  
Mr. Robert Sams, Office of Chief Counsel, State Water Resources Control Board  
Mr. Victor Peterson, City of Malibu

