



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

July 30, 2012

Mr. Alex Glasscock
The Ranch at Live Oak
Former Lazy J Ranch
12220 Cotharin Road
Malibu, CA 90265

**APPROVAL OF UPGRADE PLAN – THE RANCH AT LIVE OAK (FORMER LAZY J RANCH)
12220 COTHARIN ROAD, MALIBU, CALIFORNIA (FILE NO. 10-004, ORDER NO. 01-031,
SERIES NO. 118, CI-9619, GLOBAL ID WDR100001120)**

Dear Mr. Glasscock:

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses with major portions of Los Angeles and Ventura Counties, including The Ranch at Live Oak located at 12220 Cotharin Road, Malibu, CA, 90265 (Permittee). On September 16, 2010, the Permittee was enrolled into the General Waste Discharge Requirements (WDR) Order No. 01-031, and issued with a Monitoring and Reporting Program (MRP) No. CI-9619 for the *Lazy J Ranch*, now called *The Ranch at Live Oak*.

Based on records contained in the self-monitoring reports (SMR) submitted between October, 2011 and July, 2012 as part of the requirement of the MRP, the Permittee currently discharges an average of 1,750 gallons per day (gpd) with a daily maximum of 1,900 gpd.

The Permittee originally informed staff in January, 2012 of a proposed septic system upgrade. In June, 2012, the Permittee provided details regarding a proposed advanced treatment unit (ATU) which is planned for construction. The system upgrade is required by the County of Ventura, Environmental Health Division. Base on the submitted *ON-SITE WASTEWATER TREATMENT SYSTEM DESIGN REPORT FOR THE RANCH AT LIVE OAK* (Upgrade Plan), the average daily design flow of the upgraded treatment system is estimated to be 2,760 gpd with a daily peak maximum estimated to 5,620 gpd. The proposed upgraded system will include:

- a. Five existing septic tanks; three 3,000-gallon, one 1,500-gallon and one 1,200-gallon,
- b. Proposed 2,000-gallon grease interceptor,
- c. One proposed 10,000-gallon flow equalization tank,
- d. One AdvanTex AX-MAX Treatment System, and
- e. Eleven proposed seepage pits.

The upgrades mentioned above are approved with the following conditions:

MARIA MEHRANIAN, CHAIR | SAMUEL UNGER, EXECUTIVE OFFICER

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

1. The effluent quality shall meet all standards prescribed in the WDR Order No. 01-031.
2. The Permittee is required to initiate the implementation of approved Upgrade Plan no later than **August 31, 2012** and the upgrade shall be completed and the system must be in full operation by **December 31, 2012**. The Permittee shall notify Regional Board staff upon initiation and completion of implementation. Failure to meet the deadlines and requirements specified above may result in an enforcement action.
3. Upon commencement of the proposed upgrades, the Permittee shall provide a demonstration of the effectiveness of the new system. Should the new system fail to function and/or treat the discharge to meet WDRs, it is Permittee's responsibility to mitigate any dysfunction of the system, and bring the discharge back into full compliance.
4. During the construction to upgrade the system, the existing permit, WDR Order No. 01-031, remains in effect, and the Permittee is NOT exempt from any requirements (effluent and receiving water limits, and monitoring and reporting) specified in the permit.
5. The Permittee shall comply with the Electronic Submittal of Information (ESI) requirements by submitting all reports required under the MRP, including groundwater monitoring data, discharge location data, and pdf monitoring reports to the State Water Resources Control Board GeoTracker database under Global ID WDR100001120. ESI training video is available at:
<https://waterboards.webex.com/waterboards/ldr.php?AT=pb&SP=MC&rID=44145287&rKey=7dad4352c990334b>.

Please see Paperless Office Notice for GeoTracker Users, dated December 12, 2011 for further details at:

<http://www.waterboards.ca.gov/losangeles/resources/Paperless/Paperless%20Office%20for%20GT%20Users.pdf>.

Regional Board staff will proceed to revise the conditions of the WDR and MRP for the new ATU and increase of discharge volume.

If you have any additional questions, please contact the Project Manager, Mr. David Koo at (213) 620-6155 (dkoo@waterboards.ca.gov) or the Unit Chief, Dr. Eric Wu at (213) 576-6683 (ewu@waterboards.ca.gov).

Sincerely,


Samuel Unger, P.E.
Executive Officer

Mr. Alex Glasscock
Ranch at Malibu
(Former Lazy J Ranch)

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July 30, 2012

cc: Mr. Peter Bozek, Environmental Health Division, County of Ventura
Ms. Melinda Talent, Environmental Health Division, County of Ventura
Mr. Barney Caudill, Water Resource Engineering Associates