



California Regional Water Quality Control Board

Los Angeles Region



Linda S. Adams
Cal/EPA Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger
Governor

September 30, 2010

Mr. Alberto Valner
Zuma Beach Properties, LLC
256 26th Street, Suite 201
Santa Monica, CA 90402
Dear Mr. Valner:

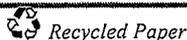
GROUNDWATER MONITORING PLAN APPROVAL – TRANCAS COUNTRY MARKET, 30745-30825 WEST PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA, ORDER 97-10- DWQ (FILE No. 02-046, CI-8528)

On May 19, 2008, your enrollment in State Board Order No. 97-10-DWQ was modified to allow remodeling and expansion of Trancas Country Mart. These plans included the installation of an Advanced Onsite Treatment System (OWTS) with greater treatment capacity and the relocation of both the treatment system and disposal area. The new proposed seepage pits are to be relocated up-gradient, 120-feet to 190-feet to the northwest of the current disposal area. Additional monitoring wells are needed to provide up and down-gradient coverage of the new disposal area. In addition to the existing groundwater monitoring wells, MW-1, MW-2, and MW-3, several monitoring wells, MW-4, MW-5, MW-6 and MW-7, have been installed in the proposed new discharge area.

Regional Board staff recommended the installation of additional monitoring wells both up-gradient and down-gradient of the proposed disposal area and along the southern and eastern boundaries of the property adjacent to Pacific Coast Highway and Trancas Creek. A revised groundwater monitoring plan prepared by your consultant, Advanced Onsite Systems, Inc, was received on August 30, 2010. The revised plan proposed four additional monitoring wells (MW-8 to MW-11) to improve coverage of the southern and eastern boundaries of Trancas Country Mart. The additional monitoring wells will provide one additional up-gradient monitoring well and three additional down-gradient monitoring wells to cover the southern and southeastern parcel boundaries adjacent to Pacific Coast Highway and Trancas Creek. Based on our review, we concur with the proposed groundwater monitoring plan with the following conditions:

1. All subsurface work including soil borings and well log must be conducted by, or under the direct responsible supervision of the licensed professional geologist or civil engineer.
2. Construction and development of the proposed monitoring wells shall be completed within 60 days of this approval in accordance with the standards in Bulletins 74-81 and 74-90 issued by the California Department of Water Resources; and
3. Within 30 days after installation of the proposed wells, a well installation report including scaled plot plan, soil-boring logs, water quality data, well permits and as-built well construction diagrams shall be submitted to this Regional Board.
4. A copy of the monitoring well installation permit must be included in the report.

California Environmental Protection Agency



Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

Mr. Alberto Valner
Zuma Beach Properties, LLC

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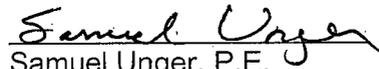
5. Provide Regional Staff at least 72-hour notice prior to the start of the field work.

At such time as a water quality baseline has been established, with at least one year of monitoring (four quarterly report submittals), the information submitted will be reviewed and, if appropriate a reduction in the number of monitoring wells, or the monitoring frequency may be adjusted.

The collection of baseline groundwater data is desirable prior to the remodeling and expansion of the existing shopping center, construction of the Advanced OWTS, and relocation of the seepage pits. We request that the groundwater monitoring plan be implemented as soon as possible. Approval of this groundwater monitoring plan will expire December 30, 2010.

If you have any additional questions, please contact Project Manager, Ms. Toni Callaway, at (213) 620-2259 or Chief of the Groundwater Permitting and Land Disposal Section, Dr. Rebecca Chou, at (213) 576-6618.

Sincerely,



Samuel Unger, P.E.
Executive Officer

cc: Ms. Barbara Bradley, Advanced Onsite Systems, Inc.
Mr. Andrew Sheldon, City of Malibu
Mr. Craig George, City of Malibu

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