
Los Angeles Regional Water Quality Control Board

November 22, 2021

Ms. Barbara Best
Westcom Property Services, Inc.
20631 Ventura Boulevard #202
Woodland Hills, CA 91364
bb@westcommgmt.com

GENERAL WASTE DISCHARGE REQUIREMENTS FOR SMALL DOMESTIC WASTEWATER TREATMENT SYSTEM FOR VISTA PACIFICA AT BROADBEACH, 6400 LUNITA ROAD, MALIBU, CALIFORNIA 90265 (FILE NO. 96-140, ORDER NO. WQ 2014-0153-DWQ, SERIES NO. 056, CI-7764, GLOBAL ID WDR100000010)

Dear Ms. Best:

The Los Angeles Regional Water Quality Control Board (Regional Water Board) is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses of water within major portions of Los Angeles and Ventura Counties. The subject property is within the Regional Water Board jurisdiction.

On March 7, 1997, Lunita Pacifica, LLC (former Discharger) was authorized by the Los Angeles Regional Water Quality Control Board (Regional Water Board) to discharge treated wastewater from the Vista Pacifica at Broadbeach (Site), located at 6400 Lunita Road, Malibu, California 90265, under Waste Discharge Requirements (WDRs) contained in Regional Water Board Order No. 97-028 and Monitoring and Reporting Program (MRP) No. CI-7764. On October 28, 2020, Vista Pacifica at Broadbeach Homeowners Association c/o Westcom Property Services, Inc. (Discharger) submitted a Board Order Transfer Request Form to the Regional Water Board. The Discharger submitted to the Regional Water Board a revised Report of Waste Discharge (ROWD) on March 10, 2021 and supplemental information on April 30, 2021 in response to the Regional Water Board's Directive to Submit a ROWD dated February 19, 2021.

Domestic wastewater generated from a 38-unit condominium complex at the Site is conveyed to five septic tanks for primary treatment and then onto 42 seepage pits for disposal (Figure 1). The capacity of the existing septic tanks is 27,000 gallons. Septic tank size information is summarized in Table 1.

Table 1. Septic Tanks at Vista Pacifica at Broadbeach

Septic Tank Identification	Size (gallons)	Condo Unit No.
A West	5,000	31 – 38
A East	5,000	24 – 30
B	6,000	16 – 23
C	5,000	9 – 15
D	6,000	1 – 8

The Site was authorized to discharge the domestic wastewater up to 9,500 gallons per day (gpd), calculated by 38 units x 250 gpd per unit, as required by Order No. 97-028. Based upon a review of the self-monitoring reports, the Site has maintained the discharge flow limit of 9,500 gpd since 2010.

The subject Site is located within the Trancas Canyon Hydrologic Subarea of Point Dume Hydrologic Area in Malibu. Therefore, the groundwater quality objectives in Table 2 shall apply to the subject Site.

Table 2. Groundwater Quality Objectives for Vista Pacifica at Broadbeach

Constituents	Units	Concentration
Total coliform	MPN/100mL	1.1
Fecal coliform	MPN/100mL	1.1
Nitrogen as nitrate plus nitrite	mg/L	10
Nitrate as nitrogen	mg/L	10
Nitrite as nitrogen	mg/L	1
Chloride	mg/L	250
Total dissolved solids	mg/L	1,000
Sulfate	mg/L	250
Boron	mg/L	1.0

The Regional Water Board has reviewed the information submitted and has determined that the discharge meets the conditions specified in General WDRs Order No. WQ 2014-0153-DWQ, *General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems*, adopted by the State Water Resources Control Board on September 23, 2014.

Enclosed are your General WDRs, consisting of Order No. WQ 2014-0153-DWQ, Monitoring and Reporting Program (MRP) No. CI-7764, and Standard Provisions Applicable to WDRs. Based on the location of the Site and anticipated performance of the

onsite wastewater treatment system, the requirements specified in Order No. WQ 2014-0153-DWQ, including the septic system specified in Section B.2, are applicable to your discharge. You are required to implement the groundwater monitoring program as required by MRP No. CI-7764. The groundwater quality objectives specified in Table 2 above are applicable to your discharge.

Should changes affecting the operation of the wastewater treatment system at the Site be needed, revised engineering drawings showing the change must be filed with the Regional Water Board a minimum of thirty days prior to the change. You must receive approval from the Regional Water Board prior to making any changes to the Site.

The MRP requires you to implement the monitoring program on the effective date of coverage under this permit. When submitting monitoring or technical reports to the Regional Water Board per these requirements, please include a reference to "Compliance File No. CI-7764", which will assure that the reports are directed to the appropriate file and staff. Also, please do not combine other reports with your monitoring reports. Submit each type of report as a separate document.

You shall comply with the Electronic Submittal of Information (ESI) requirements by submitting all reports required under the MRP, including monthly water usage, and pdf format monitoring reports to the State Water Resources Control Board GeoTracker database under Global ID WDR100000010.

Please see Paperless Office Notice for GeoTracker Users, dated December 21, 2011 for further details at: [Paperless Office for GT Users.pdf \(ca.gov\)](http://www.waterboards.ca.gov/losangeles/resources/Paperless/Paperless%20Office%20for%20GT%20Users.pdf) (<http://www.waterboards.ca.gov/losangeles/resources/Paperless/Paperless%20Office%20for%20GT%20Users.pdf>)

You must discontinue use of the onsite wastewater treatment systems (OWTS) and connect to the sanitary sewer service within 12 months of sewer availability within 200 feet of the property.

Should you sell or transfer this property, you are required to disclose the terms of the waste discharge requirements to the new property owner and submit the enclosed Board Order Transfer Request Form signed by the new owner with your written request for termination of enrollment under the General WDRs.

To avoid paying future annual fees, please submit a written request for termination of your enrollment under the General WDRs in a separate letter if your Site is connected to a sewer system and the permit is no longer needed. Be aware that the annual fee covers the fiscal year billing period beginning July 1 and ending June 30, the following year. You will pay the full annual fee if your request for termination is made after the beginning of the new fiscal year beginning July 1.

If you have any additional questions, please contact the Project Manager, Dr. Woonhoe Kim, at woonhoe.kim@waterboards.ca.gov or the Chief of Groundwater Permitting Unit, Dr. James Kang, at jim.kang@waterboards.ca.gov.

Sincerely,

R Purdy
Digitally signed by R Purdy
Date: 2021.11.21 11:52:18
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Water Boards

Renee Purdy
Executive Officer

Enclosures:

1. General WDR [Order No. WQ 2014-0153-DWQ](#)
2. Monitoring and Reporting Program No. CI-7764
3. Standard Provisions Applicable to WDRs
4. Board Order Transfer Request Form
5. Figure 1. Onsite Wastewater Treatment and Dispersal System Layout, including five septic tanks and 42 seepage pits
6. Figure 2. Existing Groundwater Monitoring Well Locations MW-1, MW-2, and MW-3

cc: Mr. William Krantz, Geologist, wmkrantz@outlook.com
Ms. Yolanda Bundy, City of Malibu, ybundy@malibucity.org

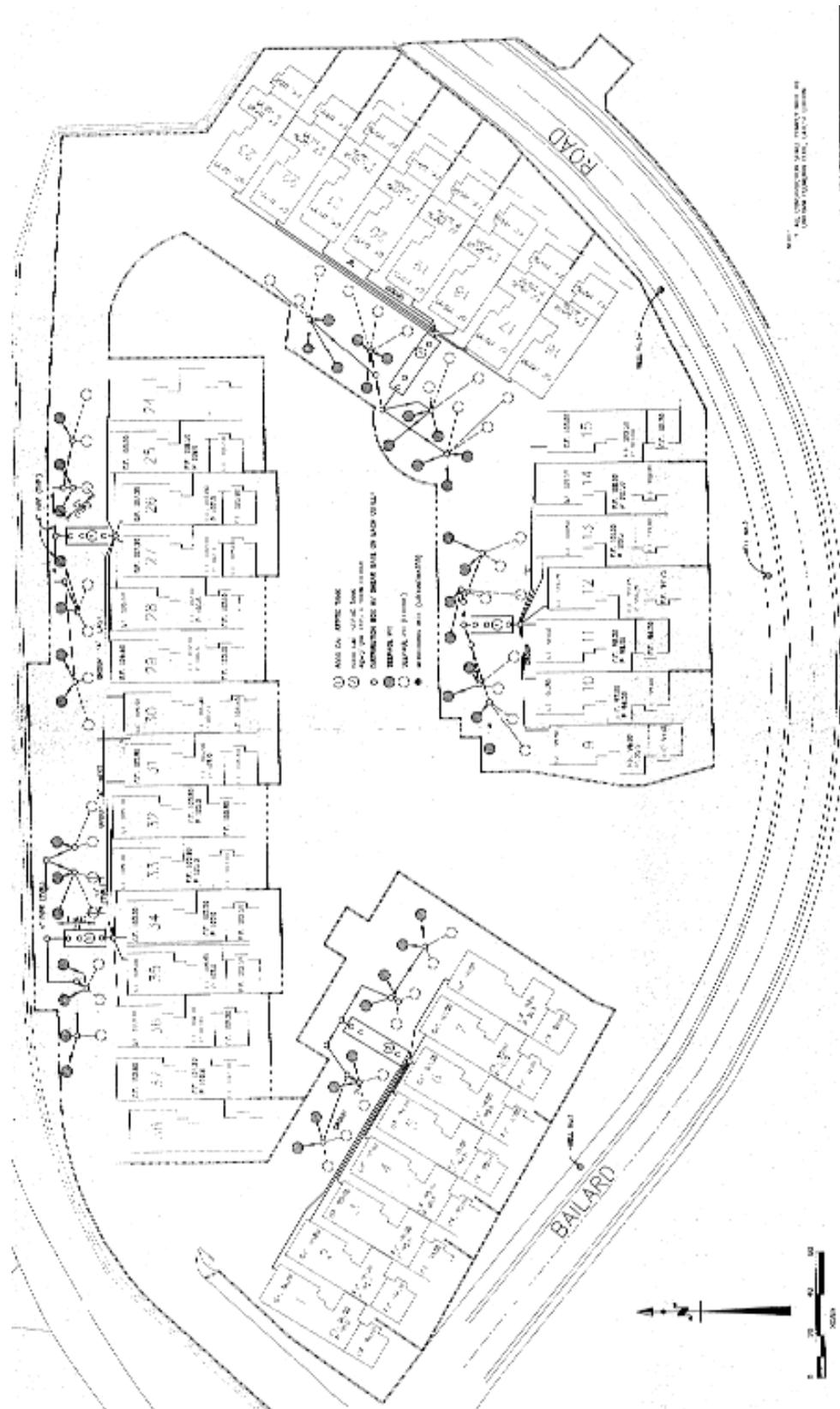


Figure 1. Onsite Wastewater Treatment and Dispersal System Layout, Including Five Septic Tanks and 42 Seepage Pits

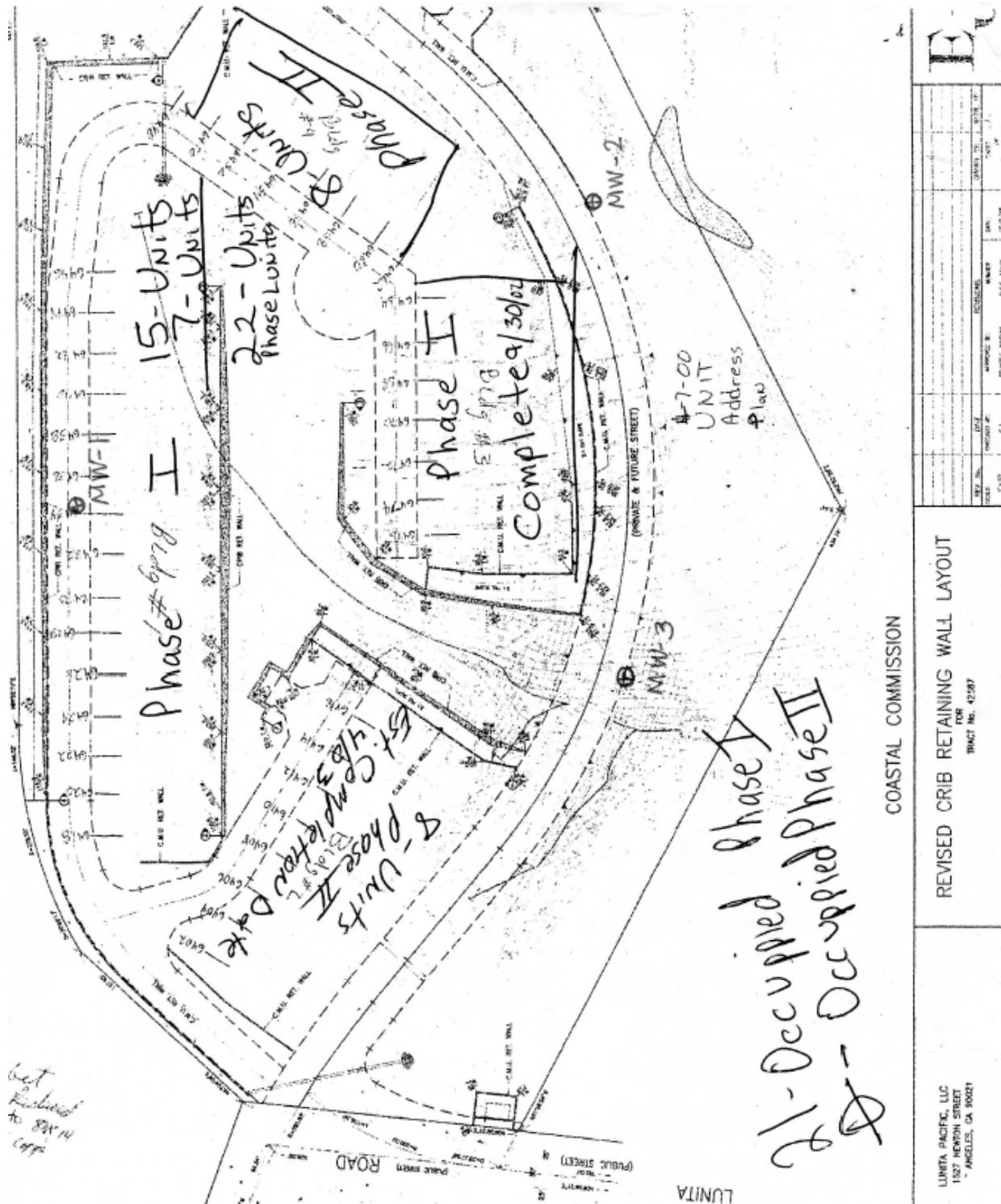


Figure 2. Existing Groundwater Monitoring Well Locations MW-1, MW-2, and MW-3