



California Regional Water Quality Control Board Los Angeles Region



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CI 8631

March 18, 2004

Ms. Patricia Gartland
Miramar Investments Company
23805 Stuart Ranch Road, Suite 135
Malibu, CA 90265

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7002 2030 0006 2095 4754

Dear Ms. Gartland:

GENERAL WASTE DISCHARGE REQUIREMENTS FOR SMALL COMMERCIAL AND MULTIFAMILY RESIDENTIAL SUBSURFACE SEWAGE DISPOSAL, ORDER 01-031, FOR MIRAMAR INVESTMENTS COMPANY OFFICE BUILDINGS AT 23805-23815 STUART RANCH ROAD, MALIBU, CA 90265 (FILE NO. 03-110)

We have completed our review of your application for Waste Discharge Requirements for wastewater generated from the office buildings owned by Miramar Investment Company (hereafter, the Discharger) and discharged to two on-site septic disposal systems.

Regional Board staff have reviewed the information provided and have determined that the proposed discharge meets the conditions specified in Order No. 01-031, "*General Waste Discharge Requirements for Small Commercial and Multifamily Residential Subsurface Sewage Disposal Systems*," adopted by this Regional Board on February 22, 2001.

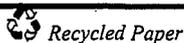
Enclosed are your Waste Discharge Requirements, consisting of Order No. 01-031, Monitoring and Reporting Program No. CI-8631 and Standard Provisions-Applicable to Waste Discharge Requirements, and the Fact Sheet for the site. Please note that the discharge limits in Attachment A of this Order No. 01-031 are applicable to your discharge. Should changes to the septic disposal system be needed, 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.

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. 8631, 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.

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption
For a list of simple ways to reduce demand and cut your energy costs, see the tips at: <http://www.swrcb.ca.gov/news/echallenge.html>



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

Ms. Patricia Gartland
Miramar Investments Company
23805-23815 Stuart Ranch Road

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March 18, 2004

We are sending a copy of Order No. 01-031 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) General WDR Order No. 01-031
- 2) Standard Provisions
- 3) Monitoring and Reporting Program No. CI-8631
- 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

California Environmental Protection Agency

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 Recycled Paper

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STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

MONITORING AND REPORTING PROGRAM NO. CI-8631
FOR
MIRAMAR INVESTMENTS COMPANY
OFFICE BUILDINGS
23805 AND 23815 STUART RANCH ROAD

ENROLLMENT UNDER GENERAL PERMIT
ORDER NO. 01-031 (SERIES NO. 047)
(FILE NO. 03-110)

I. REPORTING REQUIREMENTS

- A. Miramar Investments Company (hereafter the Discharger) shall implement this monitoring program on the effective date this enrollment (March 18, 2004) under Regional Board Order No. 01-031. The first monitoring report under this Program is due 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 January 30 of each year, 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 the 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

March 18, 2004

- e. Quarterly 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 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.

Executed on the _____ day of _____ at _____.

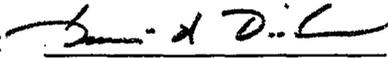
(Signature)

(Title)"

23805-23815 Stuart Ranch Road
Monitoring and Reporting Program No. CI-8631

File No. 03-110

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 18, 2004

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

FACT SHEET
WASTE DISCHARGE REQUIREMENTS
FOR
MIRAMAR INVESTMENTS COMPANY
OFFICE BUILDINGS
23805 AND 23815 STUART RANCH ROAD
MALIBU, CALIFORNIA

ORDER NO. 01-031
SERIES NO. 047
FILE NO. 03-110

FACILITY ADDRESS

23805 AND 23815 Stuart Ranch Road
Malibu, CA 90625

FACILITY MAILING ADDRESS

23805 Stuart Ranch Road, Suite 135
Malibu, CA 90265

PROJECT DESCRIPTION:

Miramar Investments Company owns and operates the office buildings located at 23805 and 23815 Stuart Ranch Road in the City of Malibu (City). The facilities are comprised of two, large, multi-level office buildings with 40,000 square feet of office space. Stuart Ranch Road is an extension of Webb Way and is centrally located in the Malibu Civic Center area. The Ioki property and the Los Angeles County Administrative Center are located to the east and the Malibu Racquet Club with the Godmother's restaurant located to the west. The Chili-Cook-Off site and greenhouses used by Yamaguchi Nursery are located to the south. The Vineyard Church is located on the north-side of the Miramar Investment's office buildings. Terrain to the north rises steeply; and large single family homes are located on the hillside above the church and office buildings located on Stuart Ranch Road.

The septic disposal system for the West Wing with the address 23805 Stuart Ranch Road consists of one-5000 gallon septic tank and six (5' X 30') seepage pits. The septic disposal system for the East Wing with the address 23815 Stuart Ranch Road consists of two-3000 gallon tanks with four seepage (5' X 30') pits each.

Both septic systems were sized for wastewater flows of over 4000 gallons per day (gpd). The volume of wastewater discharged is much smaller. Total water consumption for the both office buildings, including landscaping and a large fountain, averaged from 3100 gpd to 3700 gpd. The estimated discharge volume based on the Uniform Plumbing Code's average of 20 gallons per office worker multiplied by the number of people working in the buildings (106 people X 20 gpd), is 2120 gpd.

On December 27, 2002, the City installed a groundwater monitoring well at the southwest corner of the property. The well is about 100 feet south and down-gradient from the seepage disposal pits for the facility. The depth of the groundwater table was found at 41 feet below ground surface (bgs).

Both Malibu Creek and the Pacific Ocean are located 3000 feet from this Stuart Ranch Road property. Although there is a slight southeast flow component toward Malibu Creek and Lagoon, the primary groundwater flow in the vicinity of the subject facility is directly south toward the Pacific Ocean. Groundwater separation is greater than the 10 feet.

VOLUME AND DESCRIPTION OF DISCHARGE:

The estimated volume of discharge from Miramar Investment Company's office buildings is between 2100 and 3100 gpd. These facilities are located at Latitude: 34° 2.0' 22", and Longitude: 118° 41' 27". The wastewater is composed of typical residential waste stream.