

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Staff: A. Verbanac
Staff Report: 1/27/00
Hearing Date: 2/17/00
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NO.: 4-99-245

APPLICANT: Los Angeles County Department of Public Works, Waterworks & Sewer Maintenance Division

PROJECT LOCATION: 3260 Vista Pacifica Street, Malibu, Los Angeles County

PROJECT DESCRIPTION: Rehabilitation, upgrade, and expansion project of the Malibu Water Pollution Control Plant. The project will include replacing deteriorated facilities, installation of new disinfection and monitoring equipment, installation of an operations trailer 10 ft. in height, expansion of the facility to meet Regional Water Quality Control Board requirements and provide treatment capacity for a previously approved 22-unit condominium complex, and grading consisting of 1,520 cu. yds. excavation, 970 cu. yds. fill, and 550 cu. yds. export.

Lot area:	47,400 sq. ft.
Building coverage:	3,500 sq. ft.
Pavement coverage:	5,600 sq. ft.
Landscape coverage:	38,300 sq. ft.
Parking spaces:	2

LOCAL APPROVALS RECEIVED: N/A

SUBSTANTIVE FILE DOCUMENTS: California Regional Water Quality Control Board, Los Angeles Region Order No. 98-088 Waste Discharge Requirements, and Order No. 98-089 Time Schedule Order, for County of Los Angeles Department of Public Works, Malibu Water Pollution Control Plant, adopted 11/02/98; Initial Study for the Malibu Water Pollution Control Plant Rehabilitation Project prepared by Lilburn Corporation dated April, 1999; Negative Declaration Determination 6/30/99; Hydro-Flow Investigation & Report prepared by IEC 12/29/98; Groundwater Monitoring System Evaluation Report prepared by Lee & Ro, Inc. dated October, 1999; Malibu Water Pollution Control Plant Rehabilitation Project Report, Report of Waste Discharge

prepared by Lee & Ro, Inc. dated May, 1999; Geotechnical Evaluation Report prepared by Ninyo & Moore Geotechnical and Environmental Sciences Consultants 2/17/99.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with 3 special conditions regarding conformance to geotechnical consultant recommendations, drainage and maintenance responsibilities, and removal of excavated material.

I. STAFF RECOMMENDATION:

The staff recommends that the Commission APPROVE the permit application with special conditions.

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-99-245 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that

would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Plans Conforming to Geologic Recommendation

All recommendations contained in the Geotechnical Evaluation Report prepared by Ninyo & Moore Geotechnical and Environmental Sciences Consultants dated 2/17/99 shall be incorporated into all final design and construction including foundations, grading, and drainage. Final plans must be reviewed and approved by the geotechnical

consultants. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval by the Executive Director, evidence of the consultants' review and approval of all project plans.

The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultants shall require an amendment to the permit or a new coastal permit.

2. Drainage Plans and Maintenance Responsibility

Prior to the issuance of the Coastal Development Permit, the applicant shall submit for the review and approval of the Executive Director, a drainage plan designed by a licensed engineer which assures that run-off on the subject parcel is collected and discharged in a non-erosive manner away from the wastewater treatment plant, seepage pit disposal system, and any area where potential pollutants may be stored. Site drainage shall not be accomplished by sheetflow runoff. With acceptance of this permit, the applicant agrees that should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

3. Removal of Excavated Material

The applicant shall remove all excavated material from the site and shall provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

Los Angeles County Department of Public Works, Waterworks and Sewer Maintenance Division is proposing a rehabilitation, upgrade, and expansion project for the Malibu Water Pollution Control Plant (MWPCP). Facilities at the MWPCP are currently degraded and not adequate for treating existing wastewater influent at the treatment

plant. The project will involve replacing deteriorated facilities, upgrading and expanding plant facilities to comply with new Waste Discharge Requirements (WDR) from the Regional Water Quality Control Board, installation of new disinfection and effluent monitoring equipment, installation of two new monitoring wells, and expanding the plant capacity to service a 22-unit condominium complex previously approved under Coastal Development Permit 5-91-030. The proposed project also includes installation of a 10 ft. high trailer to be used as an operations unit. Grading for the project will consist of 1,520 cu. yds. of excavation on site to replace and expand subsurface plant facilities and will require that some existing facility locations be backfilled with approximately 970 cu. yds. The excess 550 cu. yds. of excavated material will be exported to an appropriate site for disposal as required by **Special Condition 3**.

Upgrades to the Malibu Water Pollution Control Plant treatment will include the following components: replacing the existing headworks, replacing and expanding capacity of the existing extended aeration package plant (includes 2 new aeration basins and secondary clarifiers), replacing existing pressure filters with two new continuous upflow filters, installation of 4 additional seepage pits on the west side of treatment plant, upgrading the existing electrical system, installation of a new chlorine tablet feeder and modification of the existing chlorine contact tank, and installation of monitoring equipment including a composite sampler, turbidity meter, pH meter, effluent flow meter, and two additional groundwater monitoring wells (Exhibit 7).

The MWPCP is located at 3260 Vista Pacifica Street in the City of Malibu, Los Angeles County. All treatment facilities are owned and operated by L.A. County Department of Public Works and are located on 2 Los Angeles County easements. The majority of the plant facilities exist on the eastside of the plant, which occupies a 0.8 acre site north of Civic Center Way and east of Vista Pacifica Street. 4 additional seepage pits are located on the west side of the plant on a 0.4 acre site north of Civic Center Way and west of Vista Pacifica (Exhibit 2). The subject site is relatively flat with the exception of the west side seepage pit area which gradually descends easterly. Vegetation on the subject site consists of annual grasses and shrubs and no known designated environmentally sensitive habitat areas or species exist on the project site.

The MWPCP is located in an area of Malibu heavily developed with residential and commercial development. The project site is visible from Pacific Coast Highway, however, with the exception of the proposed 10 ft. operations trailer and replacement of existing headworks, (both to be installed on or near existing development), all replaced, upgraded, and expanded plant facilities will occur at or below grade, or in the interior of existing facilities. The proposed project does not include any changes at the subject site that would significantly alter the site to cause impacts to visual resources.

The MWPCP was constructed in 1965 by the developer of the 48-unit Maison De Ville condominium complex. Currently, the treatment plant services the Maison De Ville Condominium Complex at 23902-23926 De Ville Way, as well as the 104-unit Malibu Canyon Village Condominium Complex located at 23901 Civic Center Way and the 17-

unit Vista Pacifica Condominium Complex located at 3601 Vista Pacifica Street, (See Exhibit 4 for Service Area). The MWPCP collects domestic sewage from a total of 169 condo units through a system of sanitary sewers and treats the wastewater with a secondary-level treatment process at the project site. Design capacity for existing facilities at MWPCP is 37,500 gallons per day (gpd) with a maximum daily flow of up to 55,000 gpd. After wastewater has been treated it is then disposed to the Malibu Valley Ground Water Basin through 4 of 16 existing subsurface seepage pits located on the west side of the treatment plant. Waste sludge resulting from the extended aeration process is stored in a sludge holding tank then exported for treatment or disposal to an offsite location operated by the City of Los Angeles.

Proposed upgrades at the MWPCP will enhance the existing level of secondary water treatment by adding a disinfection component. Water treatment will remain at a secondary-level with the proposed upgrade, however, the disinfection component will serve to reduce levels of pathogens in effluent disposed to the groundwater basin and will provide an effluent quality to meet all criteria of Waste Discharge Requirements from the Regional Water Quality Control Board. Additionally, the design capacity of the MWPCP will be increased from 37,500 gpd to 51,000 gpd. This increase in design capacity for wastewater treatment will serve to meet both requirements of the RWQCB and supply wastewater treatment service to a new 22-unit condominium complex.

The MWPCP is operated by the County of Los Angeles Department of Public Works, Waterworks and Sewer Maintenance Division (Discharger) and is permitted by the California Regional Water Quality Control Board, Los Angeles Region. The Regional Board adopted Order No. 87-026 for the MWPCP on March 23, 1987, which specified requirements for domestic wastewater discharge from the plant into groundwater. The plant is designed to produce a secondary-level of wastewater treatment, which is then passed through a sand filter and discharged to groundwater through a seepage pit disposal system. Waste sludge resulting from the treatment process is treated onsite by aerobic digestion, temporarily stored in holding tanks, then hauled offsite to the Hyperion Wastewater Treatment Plant for final treatment. Limited information is available on the effectiveness of wastewater treatment operations at the MWPCP because previous Waste Discharge Requirements (Order 87-026) and its associated Monitoring and Reporting Program did not require monitoring of plant effluent quality.

The MWPCP is over 30 years old and onsite investigations have found that plant facilities are in need of major rehabilitation work. Problems at the treatment plant include corrosion of facilities and equipment that has reached the end of its useful life. Additionally, the MWPCP has been unable to comply with WDR of Order No. 87-026 during periods of extremely wet weather. Violations of WDR from the RWQCB include influent flow exceeding the design capacity of the treatment plant and failure to maintain a 5 ft. minimum vertical separation distance between the bottom of disposal seepage pits and a seasonally elevated groundwater table. The plant's inability to maintain the vertical separation between seepage pits and groundwater has caused the plant to abandon use of 12 seepage pits located at the east side of plant facilities. Presently all

treated wastewater is discharged through four seepage pits located on the west side of the plant which were added to the plant in 1983 (Exhibit 5).

After recent review of Waste Discharge Requirements Order No. 87-026, plant facilities, and violations of WDR, the Regional Water Quality Control Board adopted a new WDR Order No. 98-088 for the MWPCP. The new WDR Order contains corrections to the previous WDR, and additional findings, limits, provisions, prohibitions, and a revised monitoring and reporting program. In addition, the new WDR limits influent flow for the plant to 75% of design capacity and requires installation of disinfection equipment for effluent before it is discharged to the groundwater. The WDR for the MWPCP indicates that upon upgrading the plant with disinfection equipment and meeting requirements of the RWQCB for fecal coliform counts, the minimum 5 ft. vertical separation between seepage pits and groundwater will no longer be required. When the criteria are met for disinfection and fecal coliform counts, operations at the plant will resume discharging to the 12 east-side seepage pits which had previously been abandoned because they were unable to maintain a vertical separation.

In addition to the new WDR Order No. 98-088, the RWQCB also issued a Time Schedule Order, Order No. 98-089, which indicates that rehabilitation and upgrades to the MWPCP must be completed by June 1, 2000. A Monitoring and Reporting Program No. CI 6473 was also issued to the MWPCP which includes compliance reporting and water quality monitoring of influent, effluent, and groundwater. The project proposal indicates that monitoring equipment consisting of a composite sampler, turbidity meter, pH meter, effluent flow meter, and two new groundwater monitoring wells will be installed to meet requirements of the RWQCB.

Violations in relation to influent flow exceeding that allowed by the plant design capacity have often occurred during the occurrence of extremely wet weather. Peak wet weather flows led operators at the MWPCP to believe that illegal storm drain taps were connected to the sanitary sewer system that transports wastewater to plant facilities. In December of 1998, Innovative Environmental Consultants provided a Hydro-Flow Investigation Report which identified 6 illegal drain taps into the sewer system. In February of 1999 these private surface drains were eliminated and subsequent monitoring of influent flow at the MWPCP has indicated that excessive influent flow from storm drains during wet weather conditions has been eliminated and should no longer cause peaking problems for plant capacity.

As previously mentioned, WDR Order No. 98-088 requires that influent flow of the rehabilitated MWPCP be limited to 75% of the design capacity of the plant. The limitation of influent to 75% of design capacity for plant facilities insures that adequate capacity remains (25%) to absorb peak flows and inflow and infiltration into the sewer system during wet weather conditions. With the elimination of excess influent from illegal storm drain connections, maximum daily influent flow at the MWPCP averages at approximately 33,700 gpd, which is more than 75% of the plant's current design capacity. In order for the MWPCP to come into compliance with WDR, the design

capacity of the plant must be increased from its current 37,500 gpd to 45,000 gpd, which would retain a 25% buffer capacity. A small additional increase in design capacity for the plant is proposed by the applicant to allow a maximum plant design capacity of 51,000 gpd. This additional increase to 51,000 gpd is not currently required to meet WDR from the RWQCB that limits influent flow to 75% of design capacity, but will be necessary to allow the future connection of a 22-unit condominium complex while maintaining design capacity requirements.

In April of 1991, the Commission approved Coastal Development Permit 5-91-030 (Tazon Development) for the construction of a 29-unit residential complex with a swimming pool, spa, septic system, and 15,600 cu. yds. of grading. The permit was approved with special conditions in relation to cumulative impact mitigation and plans conforming to geologic recommendations. Since then the permit has been extended 4 times and transferred to Ring Financial Inc. In June of 1996, CDP # 5-91-030 was amended to reduce the density of the proposed project from 29-units to 22-units and modify Special Condition 1 of the permit to reduce the number of TDC's required from 26 to 22. On May 5, 1997 Ring Financial Inc. submitted a second amendment application for CDP # 5-91-030 to allow the 22-unit condominium complex to connect to the Malibu Wastewater Treatment Plant, (then referred to as the Maison De Ville Sewage Treatment Plant), for sewage disposal rather than a private septic system. The application for amendment was withdrawn pending prior review and approval of the Coastal Commission for the rehabilitation, upgrade, and expansion project of the MWPCP to meet the needs of servicing an additional 22-unit condominium complex. The Los Angeles County Department of Public Works and Regional Water Quality Control Board have dually noted that connection of the 22-unit condominium complex to the rehabilitated MWPCP is the preferable option for wastewater disposal because it would provide higher quality effluent than wastewater discharged from a private septic disposal system.

B. Geology

The proposed development is located in the Santa Monica Mountains area, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains area include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains.

Section 30253 of the Coastal Act states in pertinent part that new development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.***
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, instability, or destruction of the site or***

surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Section 30253 of the Coastal Act mandates that new development shall be sited and designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard. The applicant has submitted a Geotechnical Evaluation Report prepared by Ninyo & Moore Geotechnical and Environmental Sciences Consultants dated 2/17/99. The consultants have determined that the project site is appropriate for the proposed development. The Geotechnical Evaluation Report states:

Based on the results of our evaluation, the proposed construction is feasible from a geotechnical standpoint. There are no known geotechnical conditions that would preclude the proposed construction provided the recommendations of this report and appropriate construction practices are followed.

The Geotechnical Evaluation Report prepared by Ninyo & Moore Geotechnical and Environmental Sciences Consultants dated 2/17/99 includes several geotechnical recommendations to be incorporated into project construction, design, and drainage to ensure the stability and geologic safety of the project site. To ensure that the recommendations of the consultants have been incorporated into all proposed development **Special Condition 1** requires the applicant to submit project plans certified by the consulting geotechnical engineer as conforming to all structural and site stability recommendations for the proposed project. Final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission. Any substantial changes to the proposed development, as approved by the Commission, which may be recommended by the consultant shall require an amendment to the permit or a new coastal development permit.

The Commission finds that incorporating adequate drainage into the proposed development will divert and control run-off, minimize erosion, and add to the geologic stability and environmental safety of the site. The Geotechnical Evaluation Report prepared for the proposed project by Ninyo & Moore Geotechnical and Environmental Sciences Consultants dated 2/17/99 indicates that drainage across the wastewater treatment plant is "generally poor" and makes several recommendations for installing proper surface drainage. Furthermore, WDR No. 98-088 issued by the RWCQB requires that:

Adequate facilities shall be provided to divert surface and storm water away from the wastewater treatment plant and seepage pit disposal system and from areas where any potential pollutants are stored.

To ensure that adequate drainage is included in the proposed development the Commission requires the applicant to submit drainage plans certified by the consulting geotechnical engineer, as specified in **Special Condition 2**.

The Commission finds that, as conditioned to incorporate all recommendations defined by the project's geotechnical consultant for construction, design, and drainage, the proposed project is consistent with Section 30253 of the Coastal Act.

C. Marine Resources/Coastal Waters

Section 30231 of the Coastal Act States:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.

Section 30231 of the Coastal Act mandates that the biological productivity of coastal waters be maintained and, where feasible, restored to maintain optimum populations of marine organisms and for the protection of human health. Means by which coastal waters may be maintained and restored include minimizing adverse effects of wastewater discharge and by encouraging wastewater reclamation.

The Malibu Water Pollution Control Plant treats domestic wastewater with a secondary-level treatment process then disposes treated wastewater through subsurface seepage pits into the Malibu Valley Groundwater Basin. The major beneficial use designated for the Malibu Valley Groundwater Basin is agriculture and potential beneficial uses include municipal, domestic, and industrial service supplies, however, there are no domestic or municipal wells down gradient of the MWPCP. The RWQCB has indicated, in WDR Order No. 98-088, that groundwater underlying the MWPCP may be in hydraulic connection with nearby coastal waters including the intermittent stream in Winter Canyon and Amarillo Beach. Beneficial uses designated for these coastal waters include contact and non-contact water recreation, marine habitat, commercial and sport fishing, shellfish harvesting, wildlife habitat, and spawning grounds for fish. On May 18, 1998 the RWQCB adopted a water quality assessment which indicates that beaches along the Santa Monica Bay and Malibu area are impaired by pathogens for contact water recreation.

New Waste Discharge Requirements from the Regional Board require the MWPCP to upgrade the plant so that it will produce an enhanced secondary-level treatment process for wastewater. Installation of disinfection equipment will remove harmful pathogens such as fecal coliform from effluent before it is discharged to the groundwater. The disinfection component will significantly reduce the amount of pathogens transported to groundwater through effluent discharge and, therefore, will reduce the potential for adverse impacts on the quality of groundwater, its designated beneficial uses, and associated coastal waters. Additionally, proposed upgrades to the MWPCP include installing monitoring equipment including a turbidity meter, pH meter, effluent flow meter, and two new groundwater monitoring wells. Installation of these additional monitoring components will further equip the treatment plant for identifying and minimizing adverse impacts to groundwater quality. The Commission finds that should results of the Monitoring and Reporting program issued with WDR Order No. 98-088 indicate that any significant change is required of plant facilities, or plant operations and/or treatment process, the Executive Director shall be notified to determine if an amendment to CDP # 4-99-245 or a new Coastal Development Permit is required.

Expansion of the MWPCP to meet RWQCB requirements and to allow a future 22-unit condominium complex previously approved by the Commission will increase effluent discharged to groundwater underlying the treatment plant. The Regional Board and Discharger have dually noted that connection of the 22-unit condominium complex to the MWPCP is the preferable method of wastewater discharge. As originally approved by the Commission, the condominium complex would utilize a private septic system for wastewater disposal which would not produce an effluent quality that is treated and disinfected. Servicing the condominium complex with an enhanced secondary-level water treatment process would help to maintain the quality of groundwater in the area. Regional Board staff has examined the ability of groundwater in the Winter Canyon area to assimilate wastewater loads from the expansion of the treatment plant. A Groundwater Monitoring Report prepared by Lee & Ro, Inc. in October of 1999 indicates that any rise in groundwater elevation associated with an increase in effluent discharge, (resulting from the treatment plant expansion), will not impact seepage pit efficiency. The groundwater monitoring report further points out that 4 additional proposed seepage pits, and return of use to 12 east-side seepage pits, will accommodate an increase of discharge and also provide redundancy such that use of seepage pits may be rotated to allow for maintenance.

Based on this information, the Commission notes that rehabilitation, upgrade and expansion of the MWPCP will not significantly impact groundwater ability to assimilate effluent from the treatment plant, and that disinfection of wastewater discharge will serve to maintain and enhance the quality of groundwater, its beneficial uses, and associated coastal waters, and therefore is consistent with Section 30231 of the Coastal Act.

D. Development

Section 30254 of the Coastal Act states:

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Section 30254 of the Coastal Act mandates that expansion of public works facilities be designed and limited to accommodate the needs of existing development or permitted development found to be consistent with the Coastal Act. Furthermore, where existing public works facilities can accommodate only a limited amount of new development, coastal dependent uses, public services, and recreational and visitor serving uses should not be precluded by other developments. As mentioned, rehabilitation, upgrade, and expansion of the MWPCP will serve to meet requirements imposed by the RWQCB for treating influent from existing development and to service influent from a future 22-unit condominium complex previously approved by the Commission and found to be consistent with the Coastal Act. The Commission notes that because the proposed project includes expansion of plant facilities for only existing development and development previously approved by the Commission, the proposed project will not be growth inducing nor will it preclude coastal dependent, public service, recreational, or visitor-serving uses within the Coastal Zone. Therefore, the Commission finds that, as proposed, the project is consistent with Section 30254.

E. State Agency Coordination and Control of Water Quality

Section 30412 of the Coastal Act states:

(a) In addition to Section 13142.5 of the Water Code, this section shall apply to the commission and the State Water Resources Control Board and the California regional water quality control boards.

(b) The State Water Resources Control Board and the California regional water quality control boards are the state agencies with primary responsibility for the coordination and control of water quality. The State Water Resources Control Board has primary responsibility for the administration of water rights pursuant to applicable law. The commission shall assure that proposed development and local coastal programs shall not frustrate this section. The commission shall not, except as provided in subdivision (c), modify, adopt conditions, or take any action in conflict with any determination by the State Water Resources Control Board or any California regional water quality control board in matters relating to water quality or the administration of water rights.

Except as provided in this section, nothing herein shall be interpreted in any way either as prohibiting or limiting the commission, local government, or port governing body from exercising the regulatory controls over development pursuant to this division in a manner necessary to carry out this division.

(c) Any development within the coastal zone or outside the coastal zone which provides service to any area within the coastal zone that constitutes a treatment work shall be reviewed by the commission and any permit it issues, if any, shall be determinative only with respect to the following aspects of the development:

(1) The siting and visual appearance of treatment works within the coastal zone.

(2) The geographic limits of service areas within the coastal zone which are to be served by particular treatment works and the timing of the use of capacity of treatment works for those service areas to allow for phasing of development and use of facilities consistent with this division.

(3) Development projections which determine the sizing of treatment works for providing service within the coastal zone.

The commission shall make these determinations in accordance with the policies of this division and shall make its final determination on a permit application for a treatment work prior to the final approval by the State Water Resources Control Board for the funding of such treatment works. Except as specifically provided in this subdivision, the decisions of the State Water Resources Control Board relative to the construction of treatment works shall be final and binding upon the commission.

(d) The commission shall provide or require reservations of sites for the construction of treatment works and points of discharge within the coastal zone adequate for the protection of coastal resources consistent with the provisions of this division.

(e) Nothing in this section shall require the State Water Resources Control Board to fund or certify for funding, any specific treatment works within the coastal zone or to prohibit the State Water Resources Control Board or any California regional water quality control board from requiring a higher degree of treatment at any existing treatment works.

Section 30231 of the Coastal Act recognizes that encouraging wastewater reclamation will help to maintain and restore biological productivity of coastal waters, therefore staff has addressed the possibility of an upgrade from secondary-level treatment to tertiary treatment as a project alternative for the MWPCP. However, Section 30412 of the Coastal Act, as stated above, places limitations on the Commission's review of sewage treatment facilities within the Coastal Zone in recognition of the Regional Water Quality Control Board's regulation of sewage treatment facilities. Based on information received by staff from the MWPCP Discharger and RWQCB staff, and in coordination with requirements and recommendations of the Regional Water Quality Control Board, the Commission notes that an upgrade to tertiary treatment is not warranted by present conditions at the MWPCP, nor is feasible for the Discharger of the treatment plant. The WDR Order No. 98-088 issued by the Regional Board states:

Major repairs proposed for the Plant do not include upgrades to enable the Plant to produce an effluent that would meet reclamation requirements. The Regional Board encourages the Discharger and homeowners to consider upgrades that would enable the Plant to meet water reclamation standards and provide a greater flexibility for disposal/reuse of the treated wastewater from the Plant. The Discharger, however, has not been able to identify cost-effective ways to reuse treated effluent from the plant.

Presently, the MWPCP Discharger has no feasible means of disposal for reclaimed water should the plant upgrade to tertiary treatment. Water would continue to be discharged into the groundwater through seepage pits, and thus, tertiary treatment would be of no substantial benefit to water quality. Upgrade of the MWPCP, as proposed with secondary-level treatment and disinfection, will produce a quality effluent more than adequate for disposal into groundwater.

F. LOCAL COASTAL PROGRAM

Section 30604 of the Coastal Act states:

A) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government

to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed project will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City of Malibu's ability to prepare a Local Coastal Program for the Malibu area and Santa Monica Mountains which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmentally Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

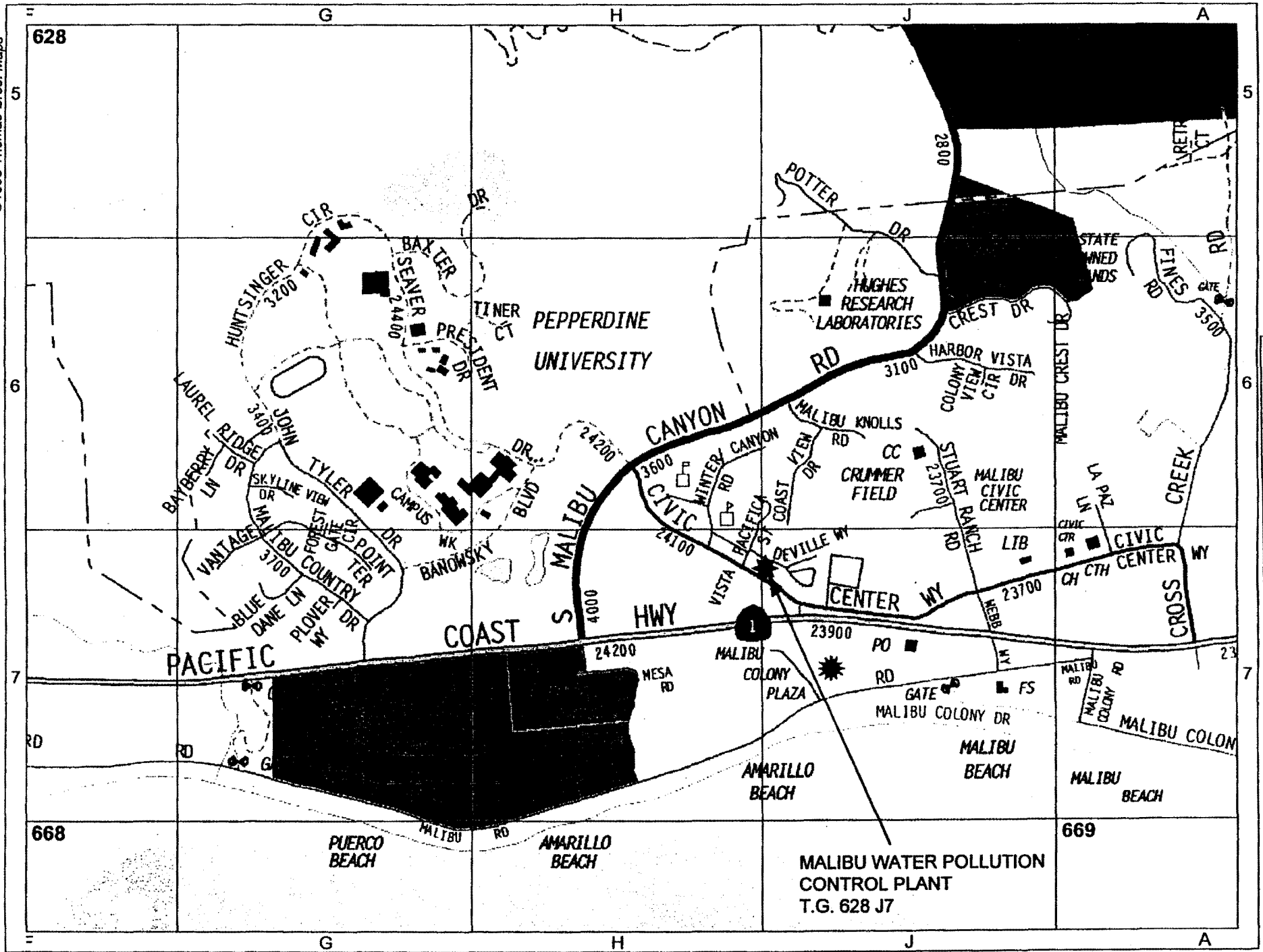
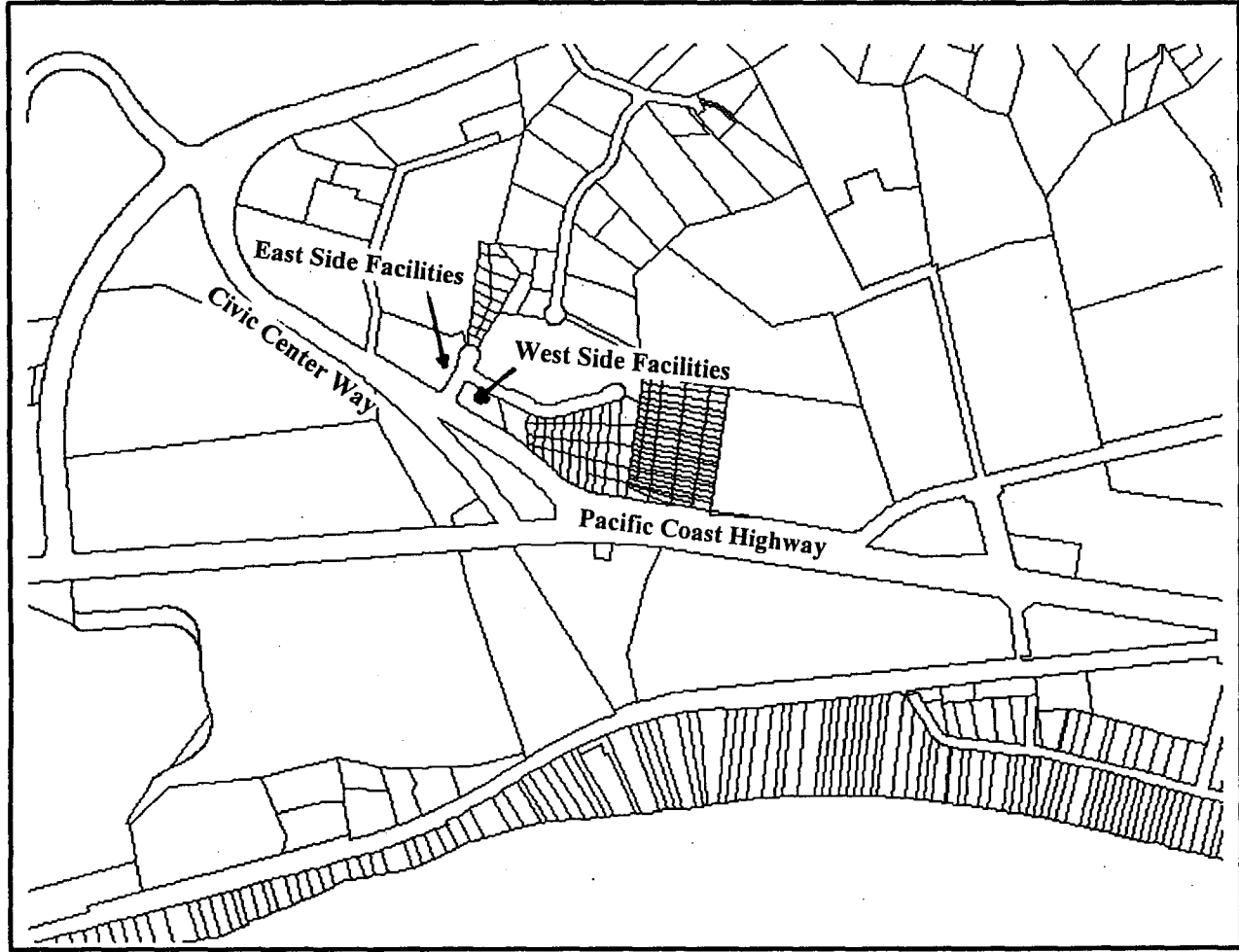


Exhibit 1
CDP 4-99-245
Vicinity Map

Malibu Water Pollution Control Plant

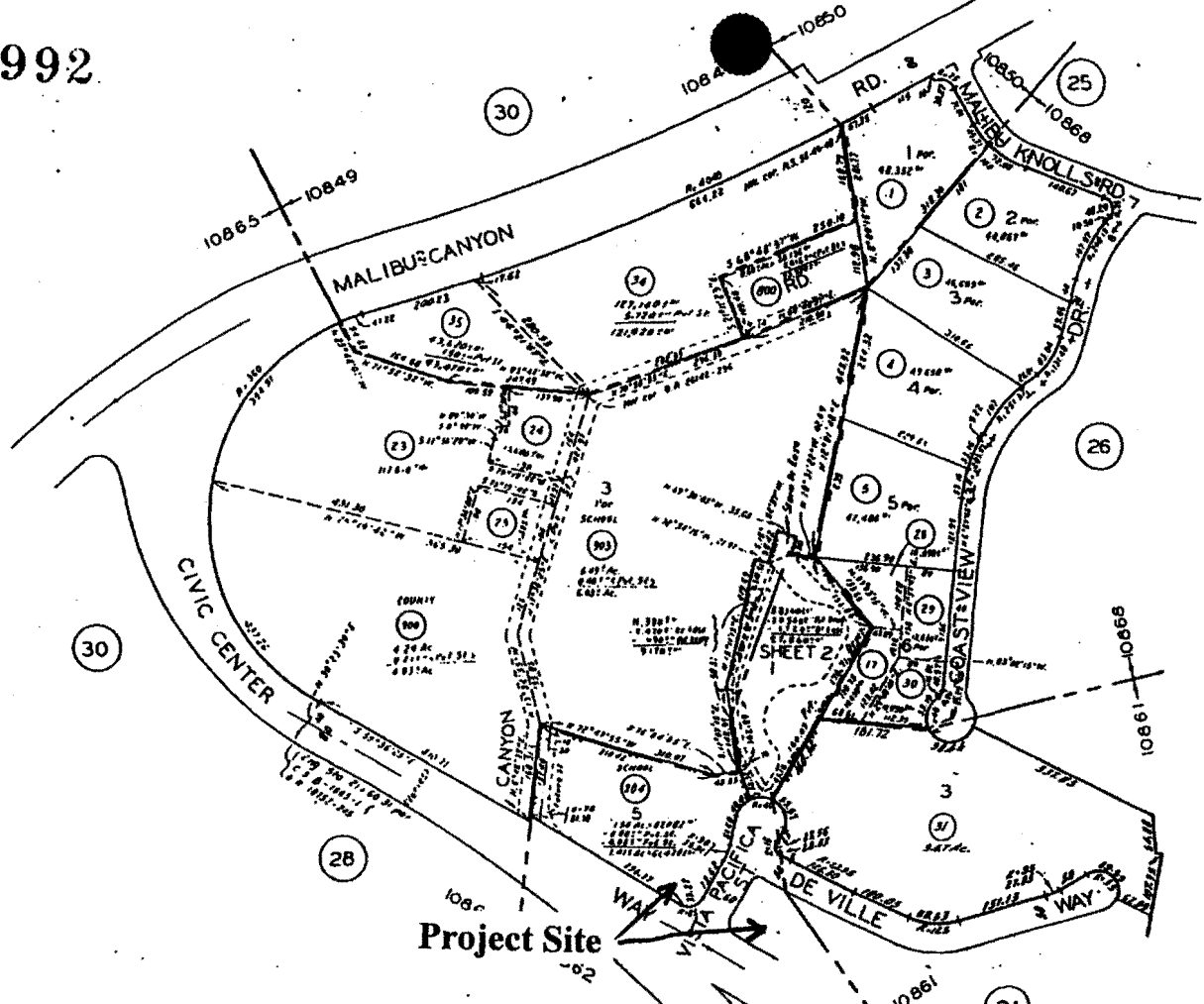


laprcis



Exhibit 2
CDP 4-99-245
Project Location

100016002
 10/10/21
 010317
 04032101-04
 04040604-04
 070212501-07
 310406



Project Site

All areas on this page are
 net, except those tabled.

LAND OF MATTHEW KELLER IN THE
 RANCHO TOPANGA MALIBU SEQUIT
 R. F. 534
 CONDOMINIUM
 TRACT NO. 28992 M. B. 736 - 57 - 60
 RECORD OF SURVEY R. S. 58 - 46 - 48

CONDOMINIUM
 TRACT NO. 37857 M. B. 1029 - 67 - 68

CODE
 10849
 10850
 10861
 10862
 10865
 10868

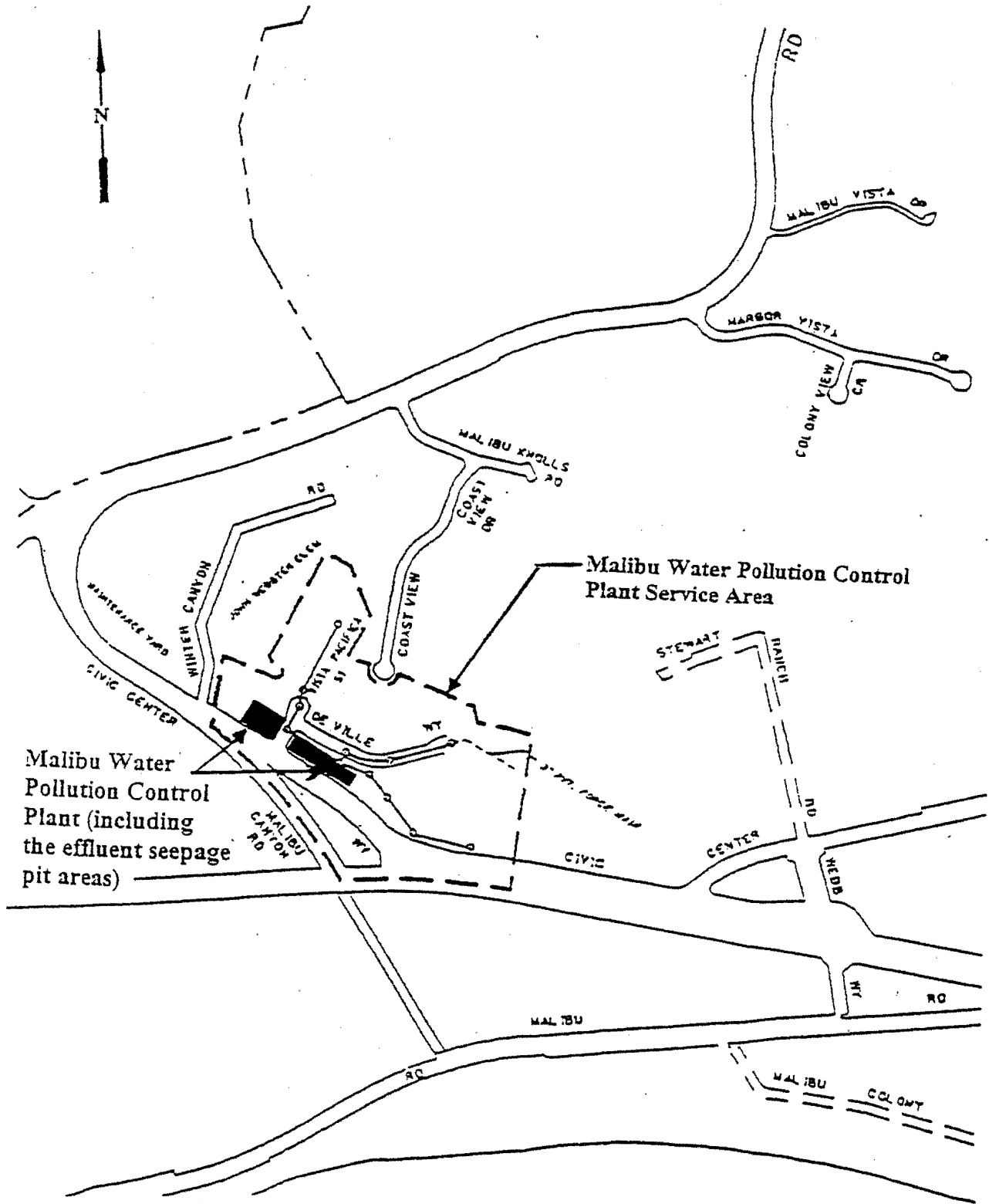
FOR PREV. ASSM'T SEE:
 4458 - 27

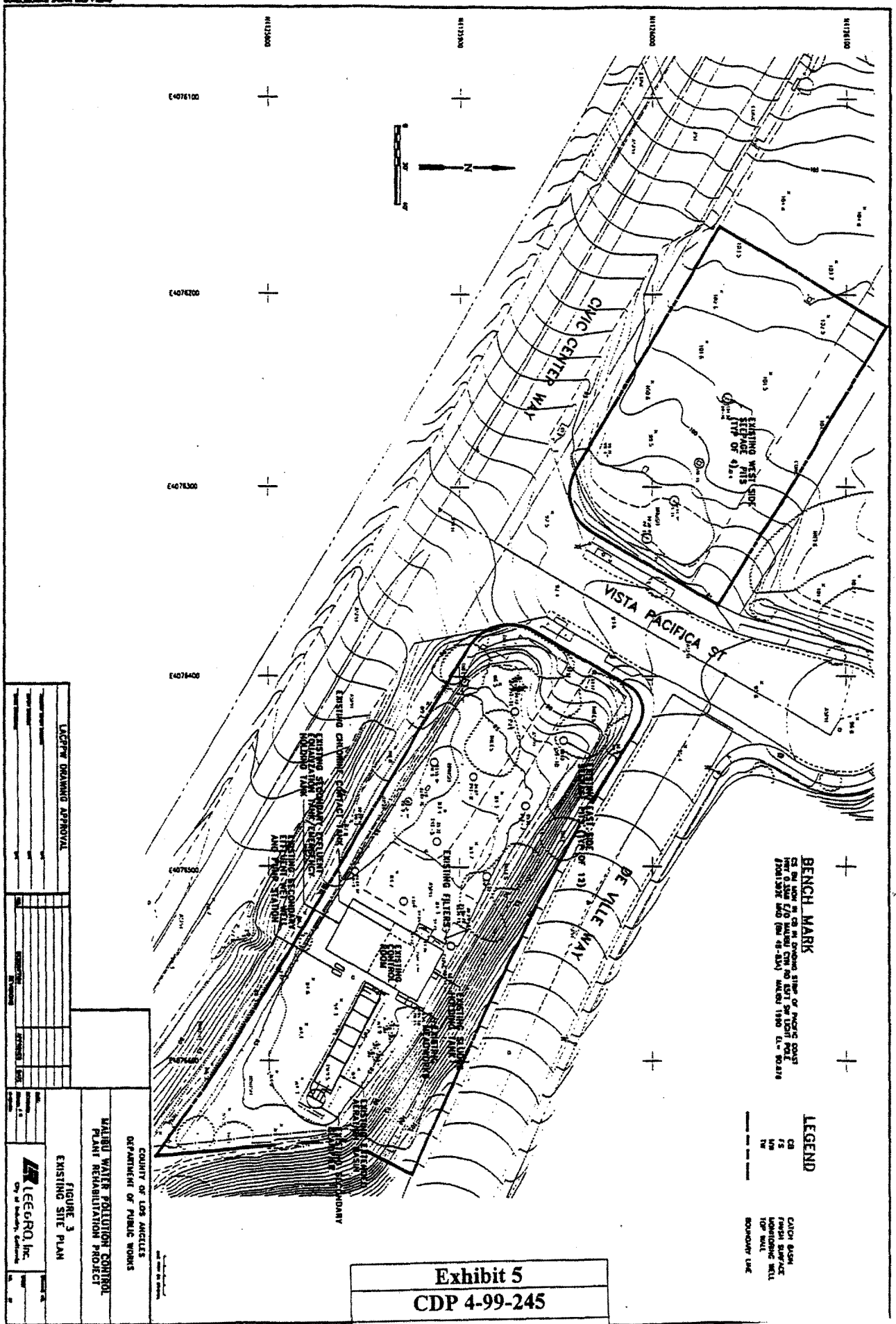
ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

Exhibit 3
 CDP 4-99-245
 Parcel Map

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
CONSOLIDATED SEWER MAINTENANCE DISTRICT, MALIBU ZONE
MALIBU WATER POLLUTION CONTROL PLANT REHABILITATION PROJECT

Figure 2 - Service Area Map





BENCH MARK
 ON THE CORNER OF CIVIC CENTER ST AND PACIFIC COAST HWY 6.500 E/O METERS (CONV. NO. 8471 SW 13011 POST 1700100E 400 (CONV. 49-82M) METERS 1700 0.1' SOARS

- LEGEND**
- CATCH BASIN
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - TOP OF WALL
 - BOUNDARY LINE

LOCALITY DRAWING APPROVAL

DATE	
BY	
CHECKED	
DATE	
BY	
APPROVED	
DATE	
BY	

DATE	
BY	
CHECKED	
DATE	
BY	
APPROVED	
DATE	
BY	

FIGURE 3
 EXISTING SITE PLAN
LEGRO, Inc.
 City of Berkeley, California

COUNTY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 WASTEWATER POLLUTION CONTROL
 PLANT REHABILITATION PROJECT

Exhibit 5
CDP 4-99-245

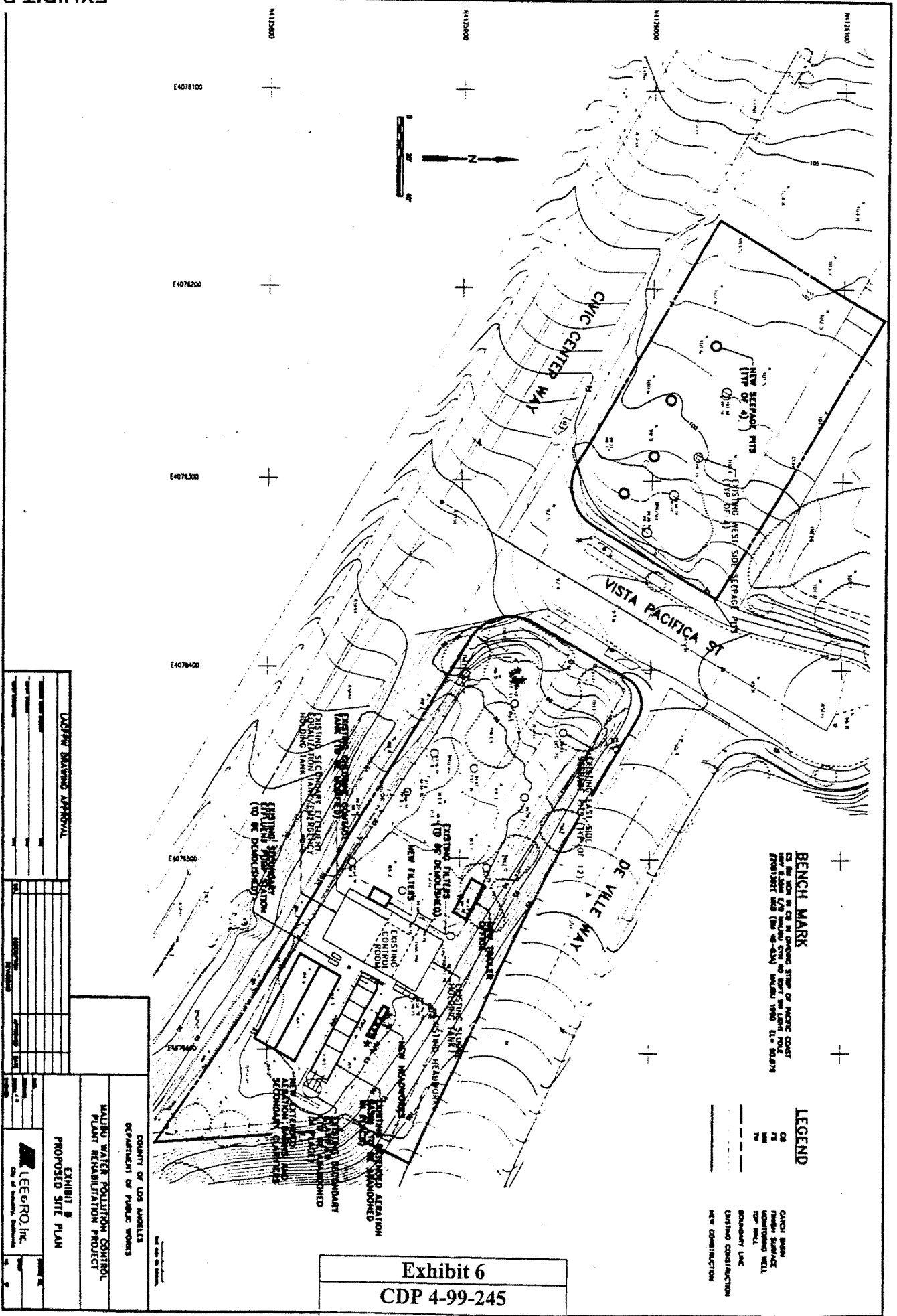
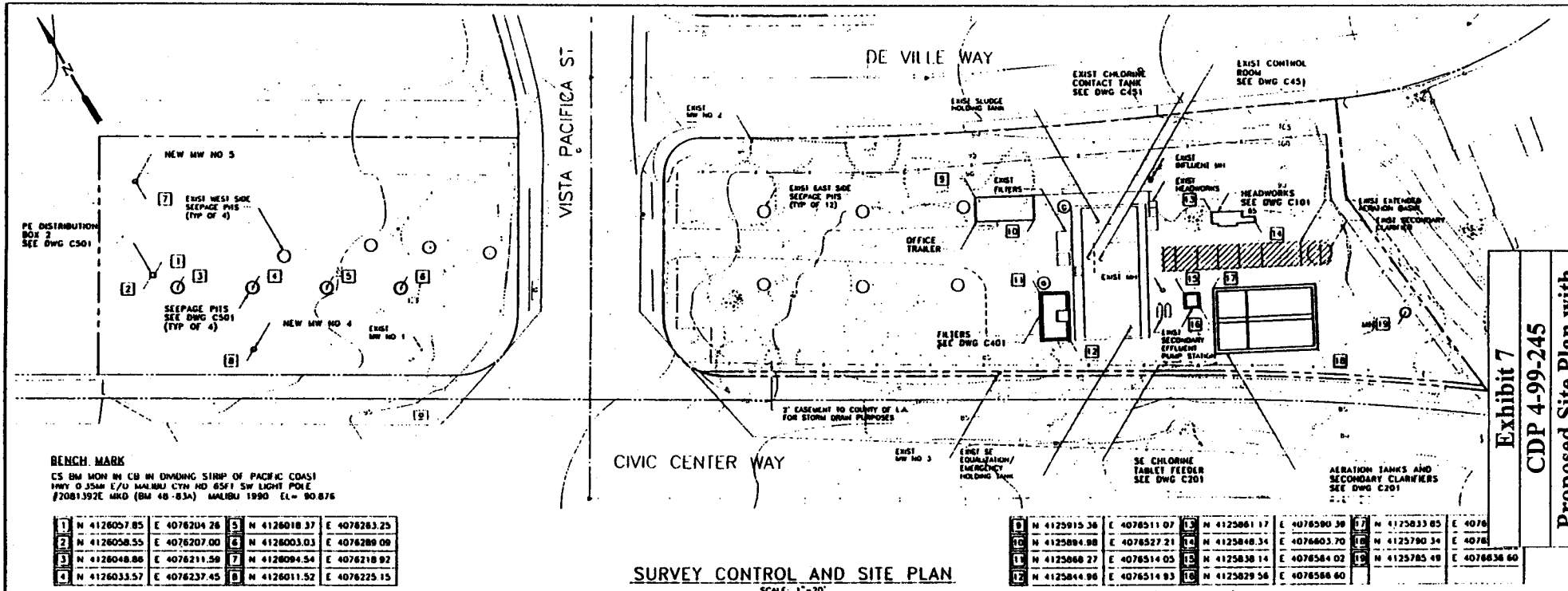


Exhibit 6
CDP 4-99-245



BENCH MARK
 CS BM MON IN CB IN DMDNG STRIP OF PACIFIC COAST
 HWY 0.55M E/U MALIBU CYN RD 65FT SW LIGHT POLE
 #2081392E MKD (BM 48-83A) MALIBU 1990 (L= 90.876)

1	N 4126057.85	E 4078204.26	5	N 4126018.37	E 4078283.25
2	N 4126058.55	E 4078207.00	6	N 4126003.03	E 4078289.09
3	N 4126048.86	E 4078211.59	7	N 4126094.54	E 4078218.92
4	N 4126033.57	E 4078237.45	8	N 4126011.52	E 4078225.15

9	N 4125915.36	E 4078511.07	13	N 4125861.17	E 4078590.38	17	N 4125833.85	E 40786
10	N 4125884.98	E 4078527.21	14	N 4125848.34	E 4078603.70	18	N 4125790.34	E 40786
11	N 4125868.27	E 4078514.05	15	N 4125838.14	E 4078584.02	19	N 4125785.49	E 4078636.60
12	N 4125844.96	E 4078514.83	16	N 4125829.56	E 4078586.60			

SURVEY CONTROL AND SITE PLAN
 SCALE: 1"=20'

Exhibit 7
CDP 4-99-245
Proposed Site Plan with

DESIGN DATA

WASTEWATER FLOWS AND LOADS

ANNUAL AVERAGE DAILY FLOW (AAD), GPD 28,500/32,000
 WEEKLY AVERAGE DAILY FLOW (WAD), GPD 33,750/38,750
 MAXIMUM DAILY FLOW (MDF), GPD 45,000/51,000
 MAXIMUM HOURLY FLOW (MHF), GPD 85,500/98,000
 INSTANTANEOUS PEAK FLOW (IPF), GPD 175,000/198,000
 BOB AT AAD, MG/L 220/226
 SUSPENDED SOLIDS, AT AAD, MG/L 220/220

HEADWORKS (REPLACED)

LENGTH x WIDTH x DEPTH, FT 18.17 x 88 x 33'
 SIDE WATER DEPTH, FT 0.24/0.37
 PRETREATMENT EQUIPMENT CAPACITY, GPD 578,000/578,000
 FLOW MEASUREMENT 2" PARSHALL PLUME

BLOWERS (EXISTING)

NUMBER 2
 TYPE ROTARY POSITIVE DISPLACEMENT
 DISCHARGE PRESSURE, PSI 4
 CAPACITY, EACH, CFM 326
 HORSEPOWER, EACH, HP 7.5

AERATION TANKS (REPLACED)

NUMBER 2
 LENGTH x WIDTH x DEPTH, FT 12 x 12 x 12.5/
 12 x 12 x 12.5
 SIDE WATER DEPTH, FT 2.5/2.5
 SURFACE AREA, EACH, SQ FT 144/144
 SURFACE OVERTFLOW RATE AT MHF, GPD/SQ FT 287/333
 AIR REQUIREMENT, CFM 20/20
 WEIR LENGTH/TYPE, EACH, FT 12"/V-NOTCH

SECONDARY CLARIFIERS (REPLACED)

NUMBER 2
 LENGTH x WIDTH x DEPTH, FT 12 x 12 x 12.5/
 12 x 12 x 12.5
 SIDE WATER DEPTH, FT 2.5/2.5
 SURFACE AREA, EACH, SQ FT 144/144
 SURFACE OVERTFLOW RATE AT MHF, GPD/SQ FT 287/333
 AIR REQUIREMENT, CFM 20/20
 WEIR LENGTH/TYPE, EACH, FT 12"/V-NOTCH

SLUDGE HOLDING TANK (EXISTING)

LENGTH x WIDTH x DEPTH, FT 12 x 20 x 18
 SIDE WATER DEPTH, FT 13.5
 CAPACITY, GAL 24,235

SECONDARY EFFLUENT EQUALIZATION/EMERGENCY HOLDING TANK (EXISTING)

LENGTH x WIDTH x DEPTH, FT 24 x 30 x 16 x 13.5
 SIDE WATER DEPTH, FT 14.5
 CAPACITY, GAL 74,081

FILTER FEED PUMPS (EXISTING)

NUMBER 2
 TYPE SUBMERSIBLE
 CAPACITY, GPD @ 1 FT 233,200 @ 23
 HORSEPOWER, EACH, HP 2

FILTERS (REPLACED)

NUMBER 2
 TYPE CONTINUOUS BACKWASH TRILIM
 DIAMETER, FT 3/3
 FILTER AREA, EACH, SQ FT 7.07/7.07
 FRICTION RATE AT MHF, LPM/SF 2.2/2.5
 BOTH FILTERS IN SERVICE
 ONE FILTER OUT OF SERVICE 4.4/3.0

DISINFECTION EQUIPMENT (NEW)

NUMBER 1
 TYPE CHLORINE TABLET FEEDER
 CHLORINE TABLET TYPE CALCHAM HYPOCHLORITE
 CHLORINE DOSEAGE, MG/L 10/10

CHLORINE CONTACT TANK (MODIFIED)

CAPACITY, GAL 1,211/1,274
 HYDRAULIC DETENTION TIME AT MHF, MIN 40/36
 FLOW MEASUREMENT V-NOTCH

SEEPAGE PITS (NEW)

NUMBER 4
 DIAMETER, FT 3/3
 DEPTH, FT 48.5/40.5

NOTE:
 1 BID OPTION 1 - 169 CONDOS
 2 BID OPTION 2 - 191 CONDOS

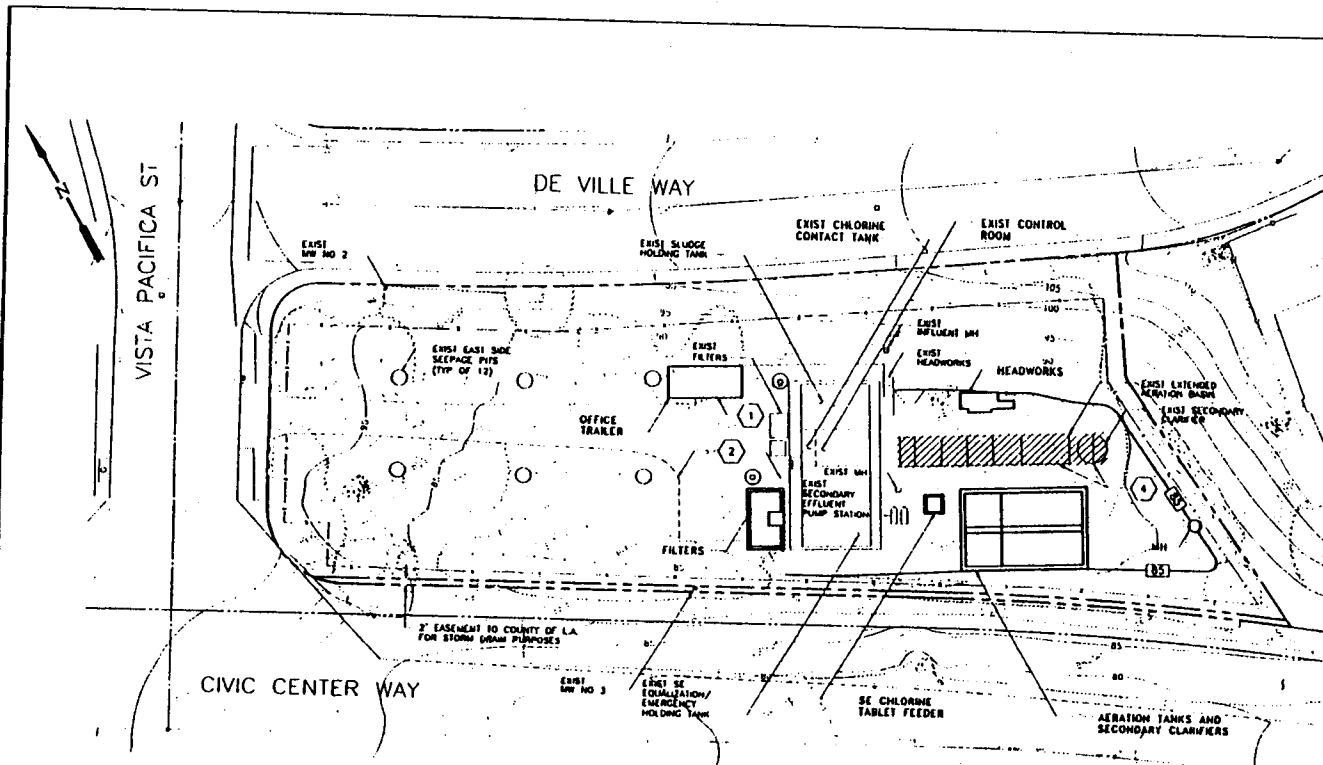


NO.	DATE	REVISIONS

LOS ANGELES COUNTY
 DEPARTMENT OF PUBLIC WORKS
 MALIBU WATER POLLUTION CONTROL
 PLANT REHABILITATION PROJECT
 CASH CONTRACT 1988

SURVEY CONTROL AND SITE PLAN AND DESIGN DATA

JOB NO.
 DRAWING NO
G5
 SHEET NO



PAVING AND GRADING PLAN

SCALE: 1"=20'

NOTES:

- ① CONTRACTOR SHALL REMOVE ANY TREES, SHRUBS OR BUSHES TO MAKE ROOM FOR NEW CONSTRUCTION.
- ② CONTRACTOR SHALL RESTORE ALL DAMAGED ASPHALT TO ORIGINAL GRADE AND SECTION.
- ③ FOR CONSTRUCTION ACCESS, THE CONTRACTOR MAY RELOCATE THE EXISTING FENCING TO EDGE OF THE COUNTY OF LA STORM DRAIN EASEMENT.
- ④ REMOVE UPPER 5' OF EXISTING STRUCTURES BACKFILL WITH NATIVE SOIL AND COMPACT TO MIN 90% COMPACTION MATCH EXISTING SLOPE AND GRADE.

STRUCTURAL NOTES (APPLY TO ALL C DWGS):

1. ALL CONCRETE SHALL CONFORM TO CLASS 6500 B 4000 AS SPECIFIED IN SSPWC SUBSECTION 201-1.1.
2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60.
3. CEMENT SHALL CONFORM TO ASTM C-150, TYPE II MODIFIED, IN ACCORDANCE WITH GEOTECHNICAL EVALUATION REPORT BY HMYO & MOORE, FEB 1988.
4. ALL ANCHOR BOLTS, PLATES AND SHAPES SHALL BE TYPE 316 STAINLESS STEEL.
5. MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON THE DRAWINGS):
 - A. CONCRETE CAST AGAINST EARTH 3"
 - B. SLABS, WALLS, AND JOISTS
 - 1. DRY CONDITIONS 3/4"
 - 2. EXPOSED CONDITIONS 2"
 - C. BEAMS AND COLUMNS
 - 1. DRY CONDITIONS - SPHALS, IES, STIRRUPS 1 1/2"
 - 2. EXPOSED CONDITIONS - SPHALS, IES, STIRRUPS 2"
 - PRINCIPAL REINFORCEMENT 2 - 1 1/2"
6. UNLESS SPECIFIED OTHERWISE, THE LENGTH OF LAP FOR SPIRALS SHALL BE AS FOLLOWS:

	TOP BARS							
LENGTH (INCHES)	#4	#5	#6	#7	#8	#9	#10	#11
	33	39	43	48	48	54	59	64

	UTILEM BARS							
LENGTH (INCHES)	#4	#5	#6	#7	#8	#9	#10	#11
	25	30	33	37	37	41	45	49
- * TOP BARS ARE ALL HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.
7. HANDRAIL SHALL BE ALUMINUM.
8. FOR FOUNDATIONS, THE BASE OF EXCAVATION SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND RECOMPACTED TO AT LEAST 95% RELATIVE COMPACTION.
9. PROVIDE DIAGONAL REINFORCEMENTS AT ALL CIRCULAR OPENINGS IN NEW CONCRETE STRUCTURES PER I&R STD 3122.

Exhibit 8
CDP 4-99-245

LEE & RO, Inc.
 City of Industry, California

DESIGNED: WJ/EM
 DRAWN: ACB
 CHECKED: C.M.
 DATE:



No.	DATE	REVISIONS

LOS ANGELES COUNTY
 DEPARTMENT OF PUBLIC WORKS
 MALIBU WATER POLLUTION CONTROL
 PLANT REHABILITATION PROJECT
 CASH CONTRACT 1988

PAVING AND GRADING PLAN

JOB NO.
 DRAWING NO.
C1
 SHEET NO.

