



California Regional Water Quality Control Board

Los Angeles Region



Alan C. Lloyd, Ph.D.
Agency Secretary

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Arnold Schwarzenegger
Governor

320 W. 4th Street, Suite 200, Los Angeles, California 90013
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February 9, 2006

Mr. Chris Karbum
SISU Properties, LLC
3486 N. Ventura Avenue
Ventura, CA 93002

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7003 3110 0003 3258 4455

GENERAL WASTE DISCHARGE REQUIREMENTS FOR SMALL COMMERCIAL AND MULTIFAMILY RESIDENTIAL SUBSURFACE SEWAGE DISPOSAL (ORDER No. 01-031) – SISU PROPERTIES, LLC, OFFICE/WAREHOUSE COMPLEX AT 3486 N. VENTURA AVENUE, VENTURA, CA 93002 (FILE NO. 04-201)

Dear Mr. Karbum:

We have completed our review of your application for Waste Discharge Requirements for wastewater generated from the office/warehouse complex owned by SISU Properties, LLC (hereafter, the Discharger) at the subject location.

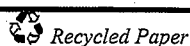
Regional Board staff have reviewed the information provided and have determined that the proposed discharge meets the conditions specified in Order No. 01-031, "*General Waste Discharge Requirements for Small Commercial and Multifamily Residential Subsurface Sewage Disposal Systems*," adopted by this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

Enclosed are your Waste Discharge Requirements, consisting of Order No. 01-031, Monitoring and Reporting Program No. CI-8896 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. 8896, 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 Ventura River 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



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

Mr. Chris Karbum
SISU Properties, LLC
3486 N. Ventura Avenue, Ventura

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February 9, 2006

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 any questions, please contact Rodney Nelson at (213) 620-6119 or Toni Callaway at (213) 620-2259.

Sincerely,


Jonathan S. Bishop
Executive Officer

Enclosures:

- 1) General WDR Order No. 01-031
- 2) Monitoring and Reporting Program No. CI-8896
- 3) Fact Sheet
- 4) Standard Provisions

cc: Ms. Melinda Talent, Ventura County Environmental Health Division
Mr. Gary Hails, Ventura County Environmental Health Division

California Environmental Protection Agency

 Recycled Paper

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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
SISU PROPERTIES, LLC
SEPTIC SYSTEM FOR WAREHOUSES AND OFFICE
3486 N. VENTURA AVENUE

ORDER NO. 01-031
SERIES NO. 068
FILE NO. 04-201

FACILITY ADDRESS

3486 N. Ventura Avenue
Ventura, CA 93002

FACILITY MAILING ADDRESS

3486 N. Ventura Avenue
Ventura, CA 93002

PROJECT DESCRIPTION:

SISU Properties, LLC owns and operates warehouses and an associated office located on 6.56 acres at the intersection of E. Shell Road and N. Ventura Avenue with a street address of 3486 N. Ventura Avenue in Ventura, California 93002. The location is in the middle of the old Ventura Oilfield and many oil pumping units can be seen nearby.

The facility is of an office/warehouse industrial complex consisting of three buildings. Building A has a 2250-gallon septic tank, and Buildings B and C each have 1000-gallon septic tanks. All three septic tanks discharge to one leachfield that is located adjacent to Building A. The 1372 square-foot leachfield has three - 77 ft. long leachlines that are buried in trenches 3 ft. wide and 5 ft. below the surface. A 27.5 ft. deep onsite boring was made in which groundwater was found at a depth of 20 feet below ground surface (bgs). Ventura County sizes the septic disposal system based on fixture units. This facility has 89 fixture units, but currently has only 25 employees with many of these employees working off-site installing the decorative concrete molding products made onsite. Using 20 gallons per person, the current estimated discharge volume is 500 gallons per day (gpd). Future expansion may employ 20 more people and increase the estimated discharge volume to as much as 900 gpd.

The shallowest groundwater in the area was reported at 20 feet below ground surface (bgs). Therefore, this site meets 10 feet minimum groundwater separation criteria from the bottom of the leachfield to groundwater. The primary groundwater flow in the vicinity of the subject facility is south and west toward the Ventura River.

VOLUME AND DESCRIPTION OF DISCHARGE:

The estimated volume of discharge from the facility is between 500 and 900 gpd. These facilities are located at Latitude: 34° 18' 57", and Longitude: 118° 17' 20". The wastewater is composed of typical domestic waste.

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

MONITORING AND REPORTING PROGRAM NO. CI-8896
FOR
SISU PROPERTIES, LLC
OFFICE/WAREHOUSE COMPLEX
3486 N. VENTURA AVENUE, VENTURA
ENROLLMENT UNDER GENERAL PERMIT
ORDER NO. 01-031 (SERIES NO. 068)
(FILE NO. 04-201)

I. REPORTING REQUIREMENTS

- A. SISU Properties, LLC (hereafter the Discharger) shall implement this monitoring program on the effective date this enrollment (February 9, 2006) under Regional Board Order No. 01-031. The first monitoring report under this Program is due by April 15, 2006.

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, beginning January 30, 2007, 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 analyzed using the methods described in 40 CFR Part 136; or where no methods

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are specified for a given pollutant, methods approved by the Regional Board shall be utilized.

- E. The method limits (MLs) employed for effluent analyses shall be lower than the permit limits established for a given parameter, unless the Discharger can demonstrate that a particular ML is not attainable and obtains approval for a higher ML from the Regional Board Executive Officer (Executive Officer). Upon the request of the Regional Board, the Discharger shall submit a list of the analytical methods employed for each test and the associated laboratory QA/QC procedures.
- F. Each monitoring report must affirm in writing that "All analyses were conducted at a laboratory certified for such analyses by the California Department of Health Services, and in accordance with current USEPA guideline procedures or as specified in this Monitoring Program." Proper chain of custody procedures must be followed and a copy of the chain of custody shall be submitted with the report.
- G. Each monitoring report shall contain a separate section titled "Summary of Non-Compliance" which discusses the compliance record and the corrective actions taken or planned that may be needed to bring the discharge into full compliance with WDRs. This section shall be located at the front of the report and shall clearly list all non-compliance with WDRs, as well as all excursions of effluent limitations.
- H. The Discharger shall maintain all sampling and analytical results, including strip charts; date; exact place, and time of sampling; dates analyses were performed; analyst's name; analytical techniques used; and results of all analyses. Such records shall be retained for a minimum of three years. This period of retention shall be extended during the course of any unresolved litigation regarding this discharge, or when requested by the Regional Board.
- I. In reporting the monitoring data, the Discharger shall arrange the data in tabular form so that the date, the constituents, and the concentrations are readily discernible. The data shall be summarized to demonstrate compliance with the requirements and, where applicable, shall include results of receiving water observations.
- J. Any mitigation/remedial activity including any pre-discharge treatment conducted at the site must be reported in the quarterly monitoring report.

II. SEPTIC TANK AND DISPOSAL SYSTEM MONITORING REQUIREMENTS

The quarterly reports shall contain the following information:

1. Average and maximum daily waste flow for each month of the quarter, in gallons per day.
2. Estimated population served during each month of the reporting period.
3. Results of at least quarterly observations in the disposal area for any overflow or surfacing of wastes.

In addition, the Discharger shall annually submit an operation and maintenance report on the septic system. The information to be contained in the report shall include, at a minimum, the following:

1. The maintenance records for the septic disposal system.
2. Type of maintenance (preventive or corrective action performed);
3. Frequency of maintenance, if preventive;
4. The periodic pumping schedule of each septic tank; and
5. The name of the person responsible for the operation and maintenance of the facility.

III. GROUNDWATER MONITORING PROGRAM

A groundwater monitoring program is not required at this time because the domestic wastewater discharge volume is much less than 2000 gallons per day. However, in the future, the Executive Officer may determine that a groundwater monitoring program is needed to fully evaluate the impact from the septic discharge.

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)"

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:

Jonathan Bishop
Jonathan Bishop
Executive Officer

Date: February 9, 2006