



Ventura County Environmental Health Division
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ADVISORY NOTICE

SEPTIC SYSTEMS IN THE SIETE ROBLES TRACT

The Siete Robles tract is located in the Ojai Valley, East of the City of Ojai and South of Ojai Avenue (Highway 150). If your residence is located on Avenida de la Entrada, Avenida de la Vereda, Avenida de la Cruzada, Avenida del Recreo, or Camino Arroyo, you may be affected by the information appearing in this advisory.

Elevated groundwater conditions have reduced the ability of soil to receive and treat the sewage discharges from many of the septic systems in the Siete Robles tract. The inability of the soil to adequately receive and treat sewage can result in insanitary conditions leading to foul odors and potential human health risk. In some cases, existing septic systems in this tract do not meet current Ventura County Building Code (VCBC) and Los Angeles Regional Water Quality Control Board minimum requirements for separation of septic systems from underlying groundwater.

As provided for in the VCBC, Appendix Chapter K, Section K-1(f), new or additional discharges of sewage to the soil in this tract will not be allowed, unless engineering data and test reports satisfactory to the Environmental Health Division have been submitted and approved. Existing discharges to septic systems in this tract are not affected by this notice.

FREQUENTLY ASKED QUESTIONS

- 1. *My septic system is working properly, and I am not planning any changes to my home. Am I affected by this notice?***

No; residents may continue to use their existing septic systems.

- 2. *My septic system is not working properly; can I obtain a septic system repair permit?***

Yes, however, no increase in discharge or system capacity beyond what currently exists will be allowed.

3. *My home was damaged in the flooding event of 2005. Can I rebuild my home and continue to use my existing septic system?*

Yes, as long as the system complies with the following:

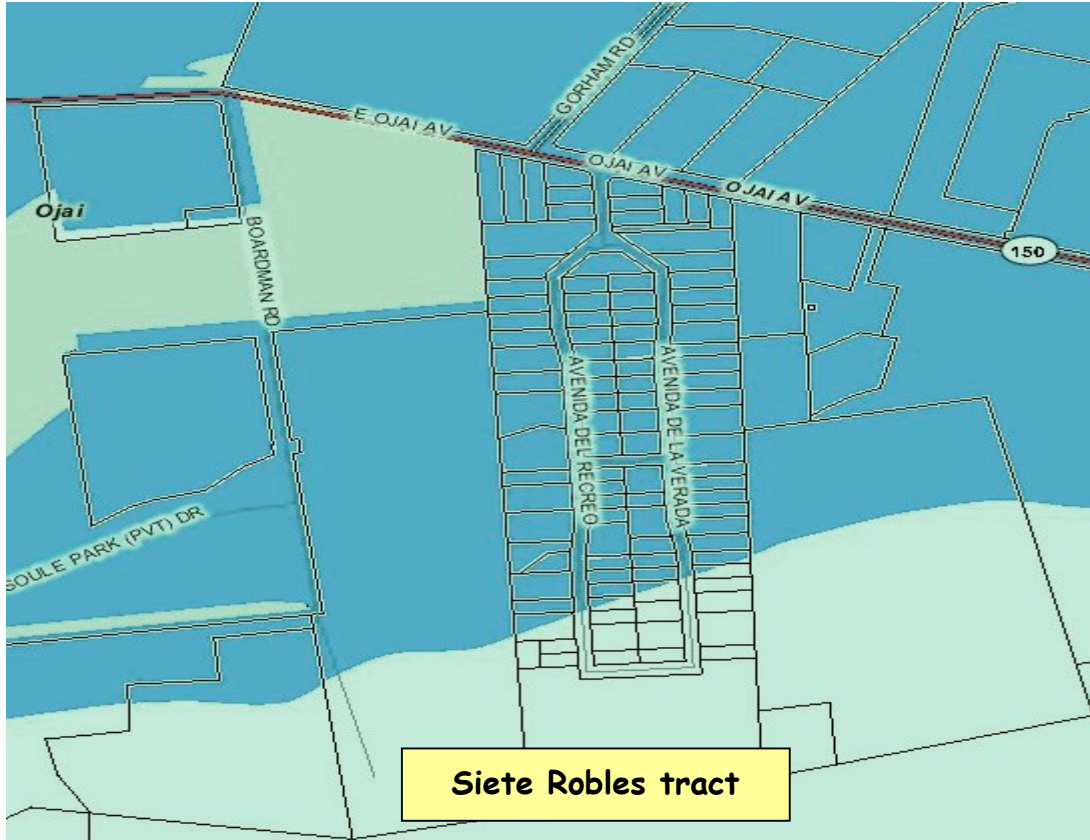
- the system is not in failure (sewage does not back up into house);
- sewage is not being discharged on the ground or surface water sources;
- the proposed construction will not result in an increase in the number of bedroom(s), bedroom equivalents (rooms that can be used as bedrooms), and plumbing fixtures over what previously existed as determined by the Environmental Health Division; and,
- the proposed construction does not reconfigure the structure in a manner that encroaches upon the setbacks to the existing septic system and the 100% expansion area.

4. *I would like to remodel my home. Does this notice affect me?*

Yes; the remodel cannot result in an increase to the number of bedroom(s), bedroom equivalents, and/or plumbing fixtures over what currently exists; and the building footprint can not be reconfigured in a manner that encroaches upon the setbacks to the existing septic system and the 100% expansion area.

5. *I believe that my proposed home/proposed remodel is in an area that can meet the sewage discharge/groundwater separation requirements. How can I avoid the building restrictions appearing in this notice?*

There are two options available. The first is to connect the structure(s) to a public sewer system. If a public sewer connection is not available, the second option is to provide site-specific engineering data and test reports, satisfactory to the Environmental Health Division, demonstrating that an adequate septic system/groundwater separation will be maintained at all times. This data typically includes the results of soils exploration, surface elevation and topography information, and may require the results of wet-weather groundwater level monitoring via an engineered groundwater monitoring well or wells.



If you have any questions, please call the Environmental Health Division at 805/654-2813