Pennsylvania Department of Environmental Protection

Southcentral Regional Office
CLEAN WATER PROGRAM

Application Type	**Renewal**	Application No.	**PA0267261**
Facility Type	**Storm Water**	APS ID	**1022058**
Major / Minor	**Minor**	Authorization ID	**1536063**

NPDES PERMIT FACT SHEET INDIVIDUAL INDUSTRIAL WASTE (IW) AND IW STORMWATER

Applicant and Facility Information

Applicant Name	**SFP Properties LLC**	Facility Name	**SFP Properties**
Applicant Address	675 Nottingham Road	Facility Address	675 Nottingham Road
	Peach Bottom, PA 17563		Peach Bottom, PA 17563
Applicant Contact	Benuel Stoltzfus	Facility Contact	Benuel Stoltzfus
Applicant Phone	(717) 548-2668	Facility Phone	(717) 548-2668
Client ID	351897	Site ID	838364
SIC Code	2421	Municipality	Fulton Township
SIC Description	Manufacturing - Sawmills And Planing Mills, General	County	Lancaster
Date Application Received	August 4, 2025	EPA Waived?	Yes
Date Application Accepted	August 18, 2025	If No, Reason	

Purpose of Application: NPDES discharge of stormwater associated with industrial activity.

Summary of Review

This is a renewal application for an NPDES individual permit for discharges of stormwater associated with industrial activity located in Fulton Township, Lancaster County. See Figure 1 for a Site Plan.

Facility Description: Sawmill facility that produces mulch, sawdust, lumber, and firewood.

The facility's SIC code is 2421 (Manufacturing - Sawmills And Planing Mills, General) which requires an NPDES permit for discharges of stormwater associated with industrial activity. Since the facility discharges to a High Quality (HQ) surface water, the facility does not qualify for a PAG-03 general permit. Therefore, the facility must be covered under an individual permit for discharges of stormwater associated with industrial activity. If the facility qualified for a PAG-03, they would fall under Appendix D (Timber Products) based on their SIC code.

A renewal application was received on 8/4/2025 via PUP 337500. The application was deemed complete on 8/18/2025.

Stormwater from the sawmill equipment repair building and north flows to a stormwater basin near the entrance of the site. Roof drains from the sawmill equipment and lumber sorting and stacking buildings flow to nearby infiltration trenches. The remainder of stormwater at the site eventually flows to a cistern.

The facility has two outfalls: Outfall 001 and Outfall 002. Outfall 001 is located where stormwater exits the stormwater basin through three (3) 12-inch pipes at the far northwest boundary of the property and along the road. Outfall 002 is located where stormwater exits the cistern through a 12-inch pipe on the west side of the property. The stormwater collected in the cistern is reused in the site's mulch manufacturing process to keep mulch piles damp. The cistern only discharges to Outfall 002 during large storm events when the cistern capacity (125,000-gallons) is exceeded. Both outfalls discharge to UNT 7180 to Conowingo Creek (HQ-CWF).

Approve	Deny	Signatures	Date
X		*Jacob S. Rakowsky* Jacob S. Rakowsky, E.I.T. / Project Manager	9/24/2025
X		*Scott M. Arwood* Scott M. Arwood, P.E. / Environmental Engineer Manager	9/30/2025

Summary of Review

The PPC Plan was last updated August 2025.

Part C permit conditions require semiannual site inspections as well as implementation of BMPs and implementation of the facility PPC plan. Given the BMPs in place, the discharge is not expected to have any measurable effect on the water quality of the receiving stream.

EPA waiver is in effect.

Public Participation

DEP will publish notice of the receipt of the NPDES permit application and a tentative decision to issue the individual NPDES permit in the *Pennsylvania Bulletin* in accordance with 25 Pa. Code § 92a.82. Upon publication in the *Pennsylvania Bulletin*, DEP will accept written comments from interested persons for a 30-day period (which may be extended for one additional 15-day period at DEP's discretion), which will be considered in making a final decision on the application. Any person may request or petition for a public hearing with respect to the application. A public hearing may be held if DEP determines that there is significant public interest in holding a hearing. If a hearing is held, notice of the hearing will be published in the *Pennsylvania Bulletin* at least 30 days prior to the hearing and in at least one newspaper of general circulation within the geographical area of the discharge.

Discharge, Receiving Waters and Water Supply Information

Outfall No.	001	Design Flow (MGD)	N/A (stormwater)
Latitude	39º 46' 29.29"	Longitude	-76º 9' 33.85"
Wastewater Description:	Stormwater associated with industrial activity.		
Receiving Waters	Unnamed Tributary to Conowingo Creek (HQ-CWF, MF)	Stream Code	7180
NHD Com ID	57471721	RMI	0.0
Drainage Area	20 sq. mi.	Yield (cfs/mi^2)	
Q_{7-10} Flow (cfs)	1.76	Q_{7-10} Basis	StreamStats
Watershed No.	7-K	Chapter 93 Class.	HQ-CWF, MF
Existing Use		Existing Use Qualifier	
Exceptions to Use		Exceptions to Criteria	
Assessment Status	Attaining Use(s)		
Cause(s) of Impairment			
Source(s) of Impairment			
TMDL Status	Final	Name	Conowingo Creek
Nearest Downstream Public Water Supply Intake	Unknown – approximately 5 miles downstream to Maryland border.		
PWS Waters	Conowingo Creek at MD border	Municipality	Fulton Twp, Lancaster County at MD border
PWS RMI	0.0 at MD border	Distance from Outfall (mi)	5 to MD border

Drainage Area (sf): 110,333

% Impervious: 62%

Description of Materials/Activities in Drainage Area Exposed to Precipitation:
Sawmill equipment repair building roof, kiln building roof, office roof, dumpster, parking lot, truck scale, AST, lumber stacking area.

Description of Treatment or BMPs in Drainage Area to Control Pollutants in Stormwater:
A grass lined swale and infiltration basin are installed prior to Outfall 001. The basin and swale filter out solids in the stormwater runoff and infiltrate the rainwater rather than discharging it directly.

Discharge, Receiving Waters and Water Supply Information

Outfall No.	002	Design Flow (MGD)	N/A (stormwater)
Latitude	39º 46' 22.38"	Longitude	-76º 9' 34.03"
Wastewater Description:	Stormwater associated with industrial activity.		
Receiving Waters	Unnamed Tributary to Conowingo Creek (HQ-CWF, MF)	Stream Code	7180
NHD Com ID	57471721	RMI	0.0
Drainage Area	20 sq. mi.	Yield (cfs/mi^2)	
Q_{7-10} Flow (cfs)	1.76	Q_{7-10} Basis	StreamStats
Watershed No.	7-K	Chapter 93 Class.	HQ-CWF, MF
Existing Use		Existing Use Qualifier	
Exceptions to Use		Exceptions to Criteria	
Assessment Status	Attaining Use(s)		
Cause(s) of Impairment			
Source(s) of Impairment			
TMDL Status	Final	Name	Conowingo Creek
Nearest Downstream Public Water Supply Intake	Unknown – approximately 5 miles downstream to Maryland border.		
PWS Waters	Conowingo Creek at MD border	Municipality	Fulton Twp, Lancaster County at MD border
PWS RMI	0.0 at MD border	Distance from Outfall (mi)	5 to MD border

Drainage Area (sf): 304,984

% Impervious: 87%

Description of Materials/Activities in Drainage Area Exposed to Precipitation:
Fuel and ASTs, lumber dip tank, mulch colorant totes, log storage area, mulch grinder, stacking conveyor, mulch screener, firewood processor, mulch piles.

Description of Treatment or BMPs in Drainage Area to Control Pollutants in Stormwater:
A cistern has been installed prior to Outfall 002 to capture water to reuse in the mulch operation. The cistern was designed to control up to 100-year storm and will reduce the volume and improve the quantity of stormwater discharge.

Compliance History	
Summary of DMRs:	A summary of eDMR data can be found in Table 1. A summary of application sampling can be found in Table 2 below. The facility was required to submit impairment sampling results for the siltation impairment of the receiving water. The facility was also required to submit impairment sampling results for the Conowingo Creek TMDL causes of algae, nutrients, siltation, TSS, turbidity, eutrophication, phosphorus, BOD, dissolved oxygen, organic enrichment, and Chlorophyll-A. The discharge is not expected to cause or contribute to an impairment. The facility is up to date on their eDMR submissions.
Summary of Inspections:	The facility was last inspected on 2/8/2022. No violations were noted. The client currently has no open violations that should affect issuance of the final permit.

Table 1. Last 2 Years of eDMR Sampling Results for Outfall 002*

Outfall 002	BOD5 (mg/L)	COD (mg/L)	pH (S.U.)	TSS (mg/L)	Oil and Grease (mg/L)	TN (mg/L)	Total Organic Nitrogen (mg/L)	TKN (mg/L)	Nitrate-Nitrite as N (mg/L)	Total Phosphate (mg/L)
1st Half 2025	392	120	6.86	435	5	12.1	17.3	12.1	0.5	1.84
2nd Half 2024	Not Required	ND	ND	ND	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
1st Half 2024	Not Required	ND	ND	ND	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
2nd Half 2023	Not Required	ND	ND	ND	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
Avg.	392	120	6.86	435	5	12.1	17.3	12.1	0.5	1.84
Max.	392	120	6.86	435	5	12.1	17.3	12.1	0.5	1.84

*The last 2 years of eDMR data recorded no discharge at Outfall 001.

Table 2. Application Sampling Results

Pollutant	Outfall 001	Outfall 002
Oil and Grease (mg/L)	4.9	5
BOD5 (mg/L)	51	392
COD (mg/L)	71.3	120
TSS (mg/L)	32	435
TN (mg/L)	3.5	12.1
TP (mg/L)	0.17	1.84
pH (S.U.)	7.02	6.89
TOC (mg/L)	29.2	17.3

Summary of Sampling Results:

The values in red in Tables 1 and 2 above exceeded typical PAG-03 benchmarks or permit limits. The applicable PAG-03 benchmarks include: 30 mg/L for Oil and Grease; 30 mg/L for BOD5; 120 mg/L for COD; 100 mg/L for TSS; 9.0 S.U. for pH. The previous permit did not include limits.

The previous permit required semiannual monitoring of pH, COD, and TSS at Outfall 001 and Outfall 002.

Based on the facility's **SIC code of 2421**, the applicable PAG-03 NPDES Permit for Discharges of Stormwater Associated with Industrial Activity (effective 3/24/2023) appendix is **Appendix D**, which would include semiannual monitoring of TN, TP, pH, COD, TSS, Pentachlorophenol, Total Arsenic, Total Chromium, and Total Copper.

Proposed Effluent Limitations and Monitoring Requirements

All parameters from the current PAG-03 Appendix D are included in this permit at Outfall 001 and Outfall 002. Additionally, BOD5 monitoring has been added at Outfall 001 and Outfall 002 for this permit due to the exceedance of a typical PAG-03 benchmark in eDMRs and application sampling results.

Table 3. Proposed Monitoring Requirements for Outfall 001 and Outfall 002

Parameter	Effluent Limitations				Monitoring Requirements (1),(2)	
	Concentrations (mg/L)				Minimum Measurement Frequency	Required Sample Type
	Minimum	Average Monthly	Daily Maximum	Instant. Maximum		
Total Nitrogen (mg/L) (3)	XXX	XXX	Report	XXX	1/6 months	Calculation
Total Phosphorus (mg/L)	XXX	XXX	Report	XXX	1/6 months	Grab
Total Suspended Solids (TSS) (mg/L)	XXX	XXX	Report	XXX	1/6 months	Grab
pH (S.U.)	XXX	XXX	Report	XXX	1/6 months	Grab
Chemical Oxygen Demand (COD) (mg/L)	XXX	XXX	Report	XXX	1/6 months	Grab
5-Day Biochemical Oxygen Demand (BOD5) (mg/L)	XXX	XXX	Report	XXX	1/6 months	Grab
Pentachlorophenol (mg/L) (4)	XXX	XXX	Report	XXX	1/6 months	Grab
Total Arsenic (mg/L) (5)	XXX	XXX	Report	XXX	1/6 months	Grab
Total Chromium (mg/L) (5)	XXX	XXX	Report	XXX	1/6 months	Grab
Total Copper (mg/L) (5)	XXX	XXX	Report	XXX	1/6 months	Grab

Footnotes

(1) The permittee shall conduct additional monitoring if specified by DEP in the letter authorizing permit coverage or other correspondence.
(2) This is the minimum number of sampling events required. Permittees are encouraged, and it may be advantageous in demonstrating compliance, to perform more than the minimum number of sampling events.
(3) Total Nitrogen is the sum of Total Kjeldahl-N (TKN) plus Nitrite-Nitrate as N (NO2+NO3-N), where TKN and NO2+NO3-N are measured in the same sample.
(4) Facilities that use chlorophenolic formulations must monitor for Pentachlorophenol. For all other facilities, monitoring for Pentachlorophenol is optional. If monitoring is not conducted, the permittee shall use a No Data Indicator (NODI) code on the DMR in lieu of sample data.
(5) Facilities that use chromium/copper/arsenic formulations must monitor for Total Arsenic, Total Chromium and Total Copper. For all other facilities, monitoring for Total Arsenic, Total Chromium and Total Copper is optional. If monitoring is not conducted, the permittee shall use a No Data Indicator (NODI) code on the DMR in lieu of sample data.

Benchmarks for TSS of 100 mg/L, pH of 9.0 S.U., COD of 120 mg/L, and BOD5 of 30 mg/L are included, which is typical of the monitoring requirements for PAG-03 Appendices (effective 3/24/2023).
The BMPs from Appendix D are included.
The requirement to submit an Annual Report is included.
The requirement for routine inspections on a semiannual basis is included.

Antidegradation (93.4):

The applicant is not proposing a new or increased discharge to HQ or EV waters, so Module 1 (Anti Degradation Module) was not required with this application.

The effluent limits for this discharge have been developed to ensure that existing instream water uses and the level of water quality necessary to protect the existing uses are maintained and protected. Best Management Practices will ensure that the existing instream uses are protected. No Exceptional Value Waters are impacted by this discharge.

The designated use of the receiving waters are as follows:
UNT 7180 to Conowingo Creek (HQ-CWF, MF)

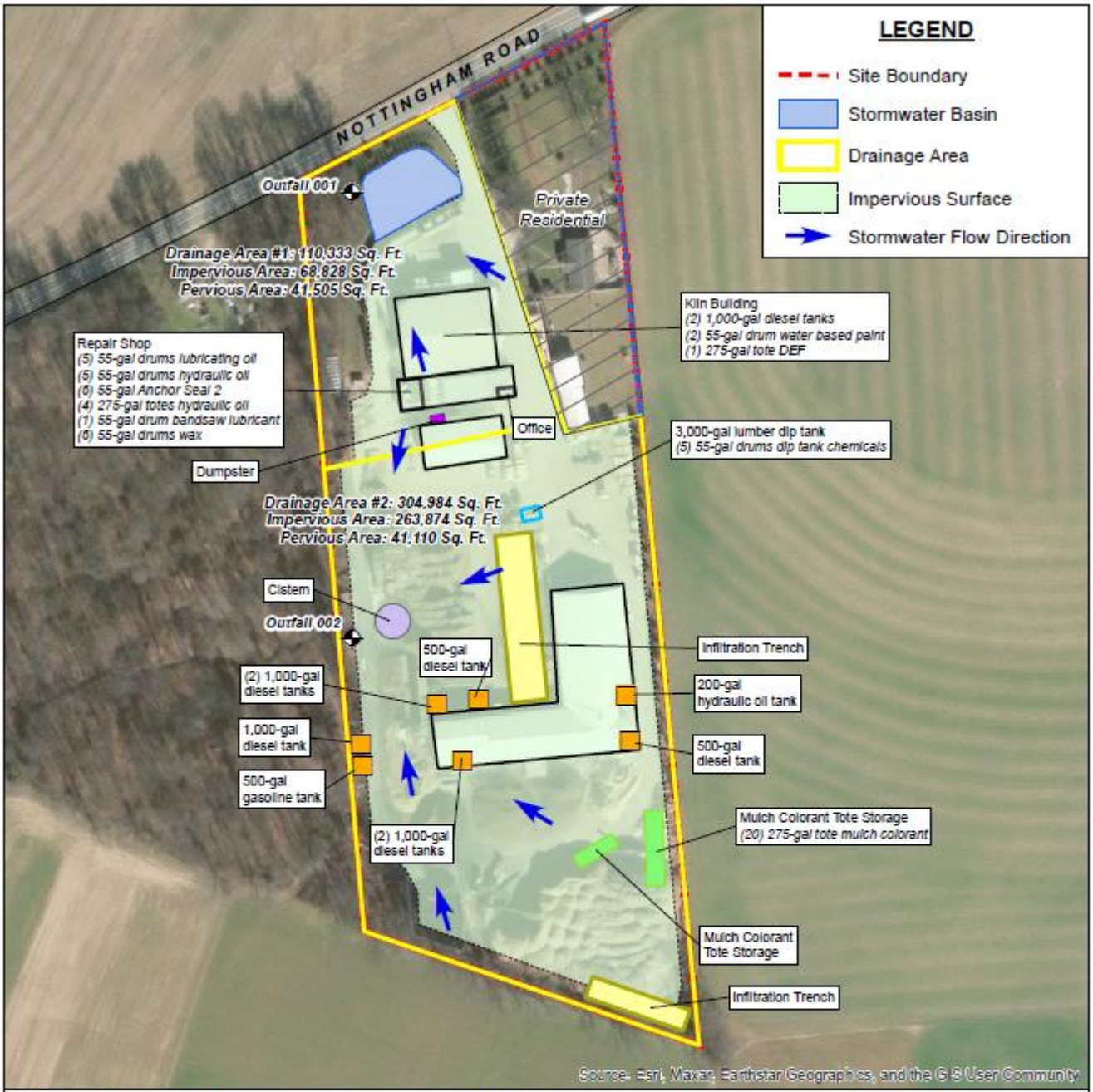

Figure 1. Site Plan