

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
COLORADO RIVER BASIN REGION**

ORDER NO. 95-067

**WASTE DISCHARGE REQUIREMENTS
FOR
MANUFACTURED HOME COMMUNITIES, INC., OWNER
COMMUNITY SYSTEMS, INC., OPERATOR
DEANZA PALM SPRINGS OASIS RV RESORT
SEPTIC TANK/SEEPAGE PIT DISPOSAL FACILITIES
Cathedral City - Riverside County**

The California Regional Water Quality Control Board, Colorado River Basin Region, finds that:

1. Manufactured Home Communities, Inc., Owner, Two North Riverside Plaza, Chicago, IL 60606 and Community Systems, Inc., Operator, 8101 East Prentice Avenue, Suite 702, Englewood, CO 80111 (hereinafter referred to as the dischargers), submitted a Report of Waste Discharge, dated April 10, 1995, for the existing recreational vehicle park sewage disposal facilities.
2. The dischargers are discharging a maximum of 16,500 gallons-per-day of domestic sewage from 141 RV spaces and a laundromat into 12 septic tank/seepage pit disposal systems situated in the north and west portions of the park. The park is located in the NW 1/4, NW 1/4 of Section 34, T4S, R5E, SBB&M, and has a street address of 36-100 Date Palm Drive in Cathedral City. Wastewater from a swimming pool and a hot pool is discharged periodically onto landscape plantings.
3. The dischargers are reserving areas of sufficient size for possible future 100 percent replacement of the seepage pits. See Attachment A, incorporated herein and made a part of this Board Order. Also, a sewer main extends along Gerald Ford Drive on the north side of the park.
4. This Board Order prescribes waste discharge requirements to comply with current laws and regulations as set forth in the California Water Code and the California Code of Regulations.
5. Domestic sewage may contain various concentrations of nitrates and/or hazardous substances including volatile organic compounds (VOCs). Should the concentrations exceed their respective maximum contaminant levels (MCLs) established for drinking water, this Regional Board's Executive Officer may require, pursuant to Provision No. 5 of this Board Order, a subsurface investigation to determine any possible impacts to ground water and/or soils beneath the site.
6. There are no domestic water wells within 200 feet of the discharge facilities described in Findings No. 2 and 3, above. The nearest water well, located about 1,000 feet southeast of the park, has a total dissolved solids (TDS) concentration of about 200 mg/L and a depth-to-ground water of about 170 feet.
7. The facility is situated about seven miles southwest of the Banning Fault on a flat alluvial floodplain consisting of very permeable sandy soil. Annual precipitation for the local area averages less than five inches.
8. The Water Quality Control Plan for the Colorado River Basin Region of California (Basin Plan) was adopted on November 17, 1993, and designates the beneficial uses of ground and surface waters in this Region.

9. The beneficial uses of ground waters in the Coachella Hydrologic Subunit are:
 - a. Municipal supply (MUN)
 - b. Industrial supply (IND)
 - c. Agricultural supply (AGR)
10. The Board has notified the dischargers and all known interested agencies and persons of its intent to prescribe waste discharge requirements for said discharge and has provided them with an opportunity for a public meeting and an opportunity to submit comments.
11. The Board in a public meeting heard and considered all comments pertaining to this discharge.
12. In accordance with Section 15301, Chapter 3, Title 14 of the California Code of Regulations, the issuance of these waste discharge requirements, which govern the operation of an existing facility involving negligible or no expansion of use beyond that previously existing, is exempt from the provisions of the California Environmental Quality Act (Public Resources Code, Section 21000 et. seq.).

IT IS HEREBY ORDERED, that in order to meet the provisions contained in Division 7 of the California Water Code and regulations adopted thereunder, the dischargers shall comply with the following:

A. Prohibitions

1. The direct discharge of any wastewater to any surface waters or surface drainage courses is prohibited.
2. Bypass or overflow of untreated or partially treated waste is prohibited.
3. The discharge of waste to land not owned or controlled by the dischargers is prohibited.
4. Discharge of treated wastewater at a location or in a manner different from that described in Finding No. 2, above, is prohibited.

B. Specifications

1. The treatment or disposal of wastes at this facility shall not cause pollution or nuisance as defined in Sections 13050(l) and 13050(m) of Division 7 of the California Water Code.
2. No wastewater other than domestic wastewater shall be discharged into the sewage disposal system described in Finding No. 2, above.
3. The septic tanks shall be maintained to remain effective in treating wastewater.
4. The subsurface wastewater disposal system(s) shall be maintained so that at no time will sewage be permitted to surface or overflow at any location.
5. Wastewater with a TDS concentration greater than 600 mg/L shall be discharged to an appropriate waste management facility as approved by the Regional Board's Executive Officer.
6. Septic tank cleanings shall be discharged only by a duly authorized service.

7. The total maximum discharge from the park's septic tanks shall not exceed 16,500 gallons-per-day.
8. The discharge shall not cause degradation of ground water nor adversely affect any of the beneficial uses.
9. There shall be no surface flow of wastewater away from the discharge facilities.
10. Odors of sewage origin shall not be perceivable beyond the limits of the individual facility.
11. No part of the subsurface disposal systems shall be closer than 150 feet to any water well or closer than 100 feet to any stream, channel, or other water source.
12. No part of the disposal systems shall extend to a depth where waste may deleteriously affect an aquifer that is useable for domestic, agricultural or industrial purposes. In no case may the disposal systems extend to within 10 feet of the zone of historic or anticipated high ground water level unless otherwise approved by the Regional Board's Executive Officer. Furthermore, the disposal system shall not lay immediately above bedrock.

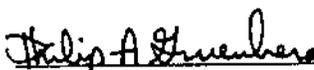
C. Provisions

1. Sufficient land area shall be reserved for possible future 100 percent replacement of the seepage pits, until such time as this facility is connected to a municipal sewerage system. Replacement pits shall be installed in accordance with Section 64630, Chapter 16, Title 22 of the Water Works Standards of the California Water Code.
2. Adequate measures shall be taken to assure that flood or surface drainage waters do not erode or otherwise render portions of the discharge facilities inoperable.
3. The dischargers shall comply with "Monitoring and Reporting Program No. 95-067", and future revisions thereto, as specified by the Regional Board's Executive Officer.
4. Wastewater effluent discharged to the seepage pits shall not contain nitrate or hazardous substances including VOCs in concentrations which can cause degradation of the underlying ground water.
5. In the case that sample analyses indicate that the concentration of nitrate or hazardous substances including VOCs exceeds the MCLs established for drinking water, the dischargers are required to resample the wastewater within 30 days of the date of the initial sampling results. If the resampling results also exceed the MCLs of nitrate or any hazardous substances including VOCs, the dischargers are required to perform a subsurface investigation pursuant to Section 13267 of the California Water Code to determine any impacts to the ground water and/or soils. If a subsurface investigation is necessary, the dischargers are required to submit a workplan to perform the investigation. The workplan must be prepared by a qualified professional engineer or geologist. The workplan shall be submitted to the Regional Board's Executive Officer for approval within 90 days of the date of the resampling results.
6. The dischargers shall ensure that all site operating personnel are familiar with the content of this Board Order, and shall maintain a copy of this Board Order at the site.

7. Prior to any modifications in this facility which would result in material change in the quality or quantity of wastewater treated or discharged, or any material change in the location of discharge, the dischargers shall report all pertinent information in writing to the Regional Board and obtain revised requirements before any modifications are implemented.
8. Prior to any change in ownership or management of this operation, the dischargers shall transmit a copy of this Board Order to the succeeding owner/operator, and forward a copy of the transmittal letter to the Regional Board.
9. The Regional Board and the Director of the County Environmental Health Department shall be notified immediately of any failure of the wastewater containment facilities. Such failure shall be promptly corrected in accordance with the requirements of this Board Order.
10. All employees of this facility shall receive training on how to minimize pollutant discharges to the septic system. This instruction should include the following topics:
 - a. Proper disposal of materials handled at the facility.
 - b. Methods to wash tools and other objects so that no contaminants are introduced into the septic system.
 - c. Methods to wash hands so that no contaminants are introduced into the septic system.
11. This Board Order does not authorize violation of any federal, state, or local laws or regulations.
12. The dischargers shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances), which are installed or used by the dischargers to achieve compliance with conditions of this Board Order.
13. All regulated disposal systems shall be readily accessible for sampling and inspection.
14. The dischargers shall allow the Regional Board, or an authorized representative, upon presentation of credentials and other documents as may be required by law, to:
 - a. Enter upon the premises regulated by this Board Order, or the place where records must be kept under the conditions of this Board Order;
 - b. Have access to and copy, at reasonable times, any records that shall be kept under the conditions of this Board Order;
 - c. Inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Board Order; and
 - d. Sample or monitor at reasonable times, for the purpose of assuring compliance with this Board Order or as otherwise authorized by the California Water Code, any substances or parameters at this location.

15. The dischargers are the responsible party for the waste discharge requirements and the monitoring and reporting program for the facility. The dischargers shall comply with all conditions of these waste discharge requirements. Violations may result in enforcement actions, including Regional Board Orders or court orders, requiring corrective action or imposing civil monetary liability, or in modification or revocation of these waste discharge requirements by the Regional Board.
16. The dischargers shall furnish, under penalty of perjury, technical monitoring program reports, and such reports shall be submitted in accordance with the specifications prepared by the Regional Board's Executive Officer. Such specifications are subject to periodic revisions as may be warranted.
17. Unless otherwise approved by the Regional Board's Executive Officer, all analyses shall be conducted at a laboratory certified for such analyses by the State Department of Health Services. All analyses shall be conducted in accordance with the latest edition of "Guidelines Establishing Test Procedures for Analysis of Pollutants", promulgated by the United States Environmental Protection Agency.
18. The dischargers shall retain records of all monitoring information including all calibration and maintenance records, copies of all reports required by this Board Order, and records of all data used to complete the application for this Board Order. Records shall be maintained for a minimum of three years from the date of the sample, measurement, or report. This period may be extended during the course of any unresolved litigation regarding this discharge or when requested by the Regional Board's Executive Officer.
19. The dischargers shall remove and relocate any wastes which are discharged at this site in violation of these requirements.
20. All maintenance performed shall be reported with the monitoring reports as required.
21. Any off-site disposal of septage shall be only to a legal point of disposal, with the approval of the legal disposal site operator. For purposes of these requirements, a legal disposal site is one for which requirements have been established by the California Regional Water Quality Control Board and which is in full compliance therewith. Any septage handling shall be in such a manner as to prevent its reaching surface waters or watercourses.

I, Philip A. Gruenberg, Executive Officer, do hereby certify the foregoing is a full, true and correct copy of an Order adopted by the California Regional Water Quality Control Board, Colorado River Basin Region, on September 27, 1995.


Executive Officer

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
COLORADO RIVER BASIN REGION**

MONITORING AND REPORTING PROGRAM NO. 95-067
FOR
MANUFACTURED HOME COMMUNITIES, INC., OWNER
COMMUNITY SYSTEMS, INC., OPERATOR
DEANZA PALM SPRINGS OASIS RV RESORT
SEPTIC TANK/SEEPAGE PIT DISPOSAL FACILITIES
Cathedral City - Riverside County

Location of Discharge: NW 1/4, NW 1/4 of Section 34, T4S, R5E, SBB&M

MONITORING

The dischargers shall submit an annual status report on the following:

1. Estimate of the total maximum daily flow of sewage discharged to the sewerage systems (septic tank/seepage pit systems).
2. List any proposed changes in the sewage disposal facilities during the upcoming year.
3. Report any surfacing of wastewater or other failures in any of the systems during the past year.
4. The swimming pool wastewater shall be monitored for total dissolved solids before discharge.
5. One of the seepage pits shall be sampled annually during November. The samples shall be analyzed for the following:

<u>Constituent</u>	<u>Unit</u>	<u>Type of Sample</u>	<u>Sampling Frequency</u>
Total Dissolved Solids	mg/L ¹	Grab	Annually
Volatile Organics (EPA Methods 601 and 602)	µg/L ²	Grab	Annually
Hydrogen Ion	pH units	Grab	Annually
Nitrate as NO ₃ -N	mg/L	Grab	Annually
Total Nitrogen	mg/L	Grab	Annually

¹mg/L - milligrams-per-Liter

²µg/L - micrograms-per-Liter

The collection, preservation and holding times of all samples shall be in accordance with U. S. Environmental Protection Agency approved procedures. All analyses shall be conducted by a laboratory certified by the State Department of Health Services to perform the required analyses.

REPORTING

1. Annual monitoring reports shall be submitted to the Regional Board by January 15 of each year to:

California Regional Water Quality Control Board
Colorado River Basin Region
73-720 Fred Waring Drive, Suite 100
Palm Desert, CA 92260

2. The dischargers shall arrange the data in tabular form so that the specified information is readily discernible. The data shall be summarized in such a manner as to clearly illustrate whether the facility is operating in compliance with waste discharge requirements.
3. Report immediately any failure in the waste disposal system to the Regional Board's Executive Officer and the Director of the County Environmental Health Department by telephone with follow-up by letter.
4. Records of monitoring information shall include:
 - a. The date, exact place, and time of sampling or measurement(s);
 - b. The individual(s) who performed the sampling or measurement(s);
 - c. The date(s) analyses were performed;
 - d. The individual(s) who performed the analyses;
 - e. The analytical techniques or method used; and
 - f. The results of such analyses.
5. A duly authorized representative of the dischargers may sign the documents if:
 - a. The authorization is made in writing by the person described above;
 - b. The authorization specified an individual or person having responsibility for the overall operation of the regulated disposal system; and
 - c. The written authorization is submitted to the Regional Board's Executive Officer.

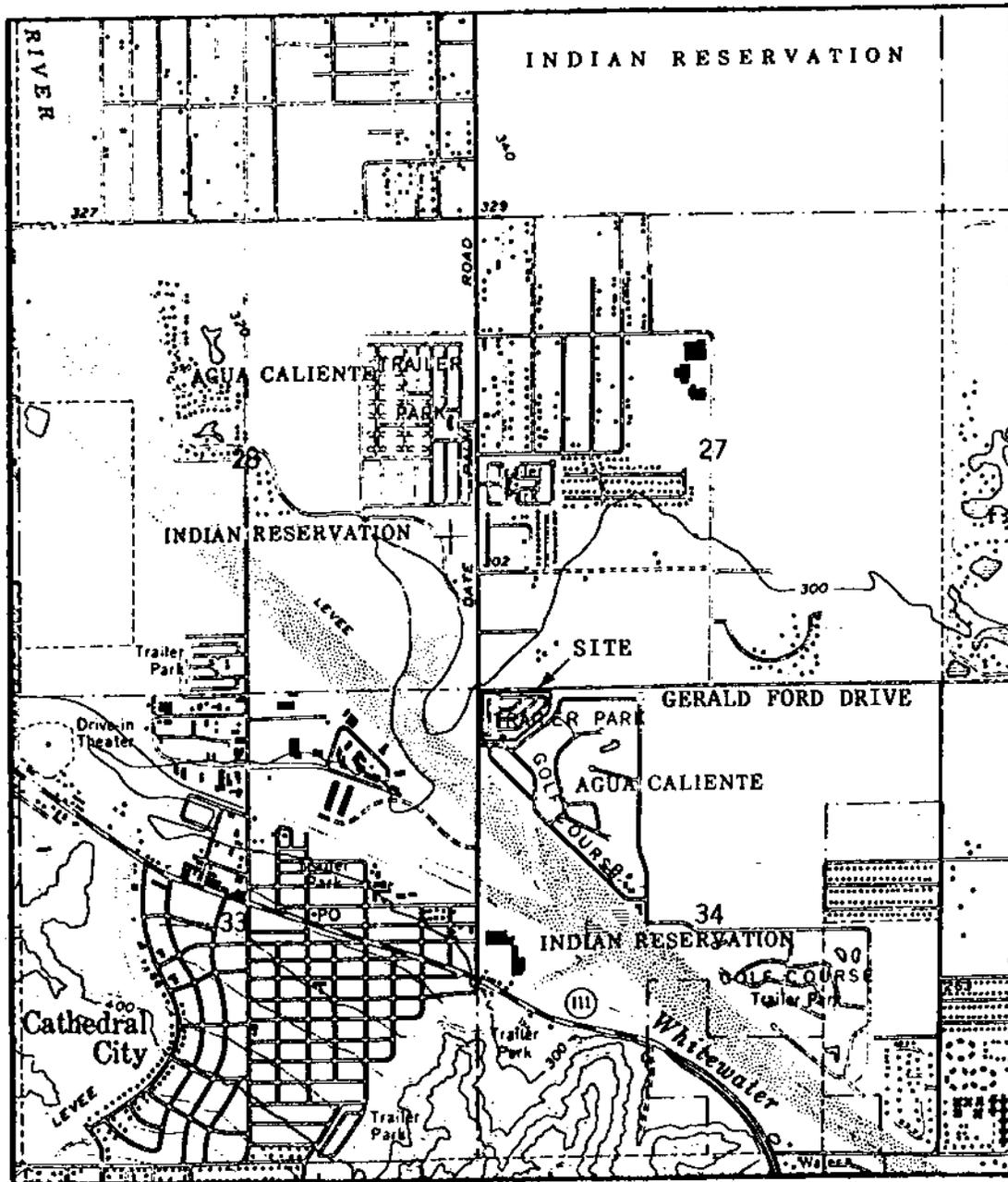
6. Each report shall contain the following statement:

"I declare under the penalty of law that I have personally examined and am familiar with the information submitted in this document, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

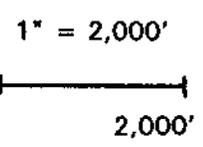
Ordered By: Philip A. G. [Signature]
Executive Officer

September 27, 1995
Date

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - 7

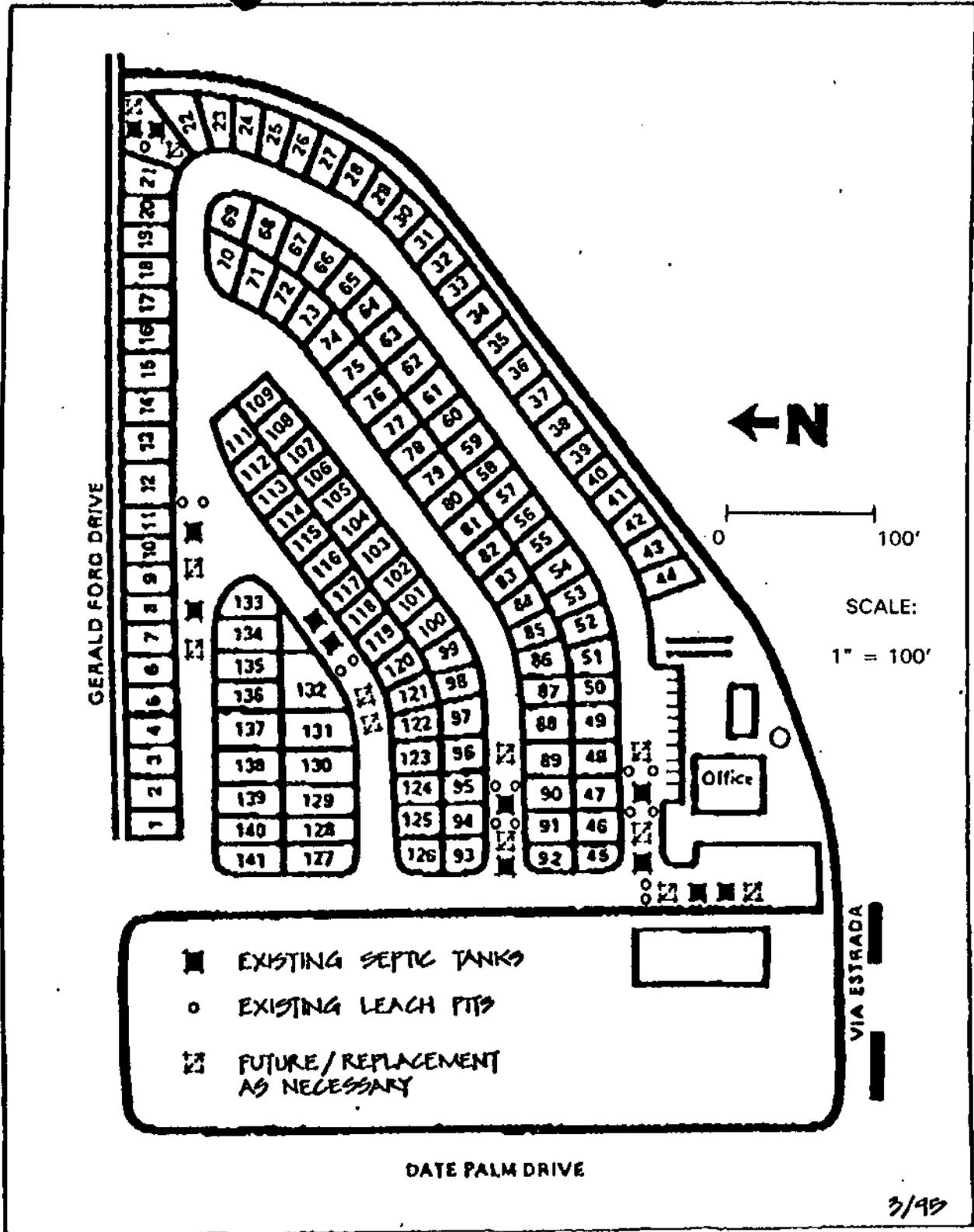


SCALE:



SITE MAP

MANUFACTURED HOME COMMUNITIES, INC., OWNER
 COMMUNITY SYSTEMS, INC., OPERATOR
 DEANZA PALM SPRINGS OASIS RV RESORT
 SEPTIC TANK/SEEPAGE PIT DISPOSAL FACILITIES
 Cathedral City - Riverside County
 Portion of NW 1/4, NW 1/4 of Section 34, T4S, R5E, SBB&M
 USGS Cathedral City 7.5 min Topographic Map



ATTACHMENT A

SEWAGE DISPOSAL FACILITIES SKETCH

MANUFACTURED HOME COMMUNITIES, INC., OWNER
 COMMUNITY SYSTEMS, INC., OPERATOR
 DEANZA PALM SPRINGS OASIS RV RESORT
 SEPTIC TANK/SEEPAGE PIT DISPOSAL FACILITIES
 Cathedral City - Riverside County

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
COLORADO RIVER BASIN REGION**

ORDER NO. 97-011

**CHANGE OF OWNERSHIP AND/OR NAME OF FACILITIES
HAVING WASTE DISCHARGE REQUIREMENTS**

The California Regional Water Quality Control Board, Colorado River Basin Region, finds that:

1. The below-listed Board Orders are for a facilities that has have a change of name and/or ownership since adoption of the Board Orders.
2. The below-listed Board Orders ought to be revised to show the current name and/or ownership of these facilities.
3. The Board has notified each discharger of its intent to amend the below-listed Board Orders by substituting therein the current name and/or ownership of the facilities.
4. The Board heard and considered all comments pertaining to the proposed change of name and/or ownership of each facility for the below-listed Board Orders.
5. This action is exempt from provisions of the California Environmental Quality Act (Public Resources Code, Section 21000 et. seq.) in accordance with Section 15301, Title 14, California Code of Regulations.

IT IS HEREBY CERTIFIED,

1. The following Board Orders are amended by updating the discharge facility name and/or ownership name and address:

<u>Order</u>	<u>Name of Facility</u>	<u>Owner</u>
93-006	Crop Production Services Heber - Imperial County	Richard L. Gearhead 2532 East 71st. Street Tulsa, Oklahoma 94136
	is amended to change name and ownership to:	
	Western Farm Services Fresno	Western Farm Services 2787 West Bullard, Suite 101 Fresno, CA 93715
95-003	Tramview Mobile Home Park Cathedral City - Riverside County	Craig P. Smith 67-920 East Palm Canyon Drive Cathedral City, CA 92234
	is amended to change ownership to:	
		Joyce J. Bickel, President Continental Parks 850 Powell Street, Unit 104 San Francisco, CA 94108



95-067

De Anza Palm Springs Oasis RV Resort
Cathedral City - Riverside County

Jim Wheeler
Manufactured Home Comm. Inc.
Date Palm Country Club
36-200 Date Palm Drive
Cathedral City, CA 92234

is amended to change name to:

Palm Springs Oasis RV Resort
Cathedral City - Riverside County

Jim Wheeler
Manufactured Home Comm. Inc.
Date Palm Country Club
36-200 Date Palm Drive
Cathedral City, CA 92234

I, Philip A. Gruenberg, Executive Officer, do hereby certify the foregoing is a full, true and correct copy of an Order adopted by the California Regional Water Quality Control Board, Colorado River Basin Region, on January 22, 1997.


Executive Officer