

MHP Challenges in Eastern Coachella Valley

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Polanco Parks

- Farm Labor Housing Protection Act (AB3526) aka “Polanco Bill” passed in 1992.
 - Polanco parks must be occupied by farm workers and cannot exceed 14 units: Main dwelling plus second unit and up to 12 mobiles.
 - Not required to obtain entitlement through Planning Department (i.e. Conditional Use Permit).
 - Clearances from Environmental Health, Fire, and Building and Safety.
- Approximately 40 “Polanco Parks” in lower valley.
- Non-Polanco parks go through County entitlement process

Septic System Challenges

- Poor percolation rates.
- High groundwater.
 - Minimum 4' separation between groundwater and leach lines (lower valley only)
 - Groundwater detection borings.
- Septic system sizing.
 - Prior to 2007, septic tanks sized based on flow rate of 500 gallons per day per space. Typical septic tank size was 1500 gallon for 2 units.
 - Today, all septic systems are sized according to fixture unit count. Typical size is 2000 gallons for 2 units.
- Until 2006, Environmental Health performed “plan check” only
 - Our Department now conducts septic system construction inspections.
 - Soils Engineer included
- Coachella Valley Water District agricultural drain lines (“tile lines”)
 - 40' setback from leach lines.
- Septic pumping/maintenance.
 - No septic system oversight once system approved. Respond to complaints or issue repair/replacement permits.

Water System Challenges

- Elevated levels of naturally occurring arsenic and fluoride.
 - Arsenic MCL – 10 ppb
 - Fluoride MCL – 2 ppm
- If fewer than 15 service connections, Environmental Health allows “point of use” (under the counter) treatment units.
- Elevated arsenic generally found south of Avenue 66.

Other Challenges

- Unpermitted parks.
 - Usually substandard septic systems. Installed without permits
 - Septic systems usually grossly undersized
 - Higher rate of septic failures
 - Significant cost to bring unpermitted parks into compliance: engineering reports, plan check fees, and construction costs.

Questions?