



State of Oregon Department of Environmental Quality

Water Pollution Control Facilities Permit Evaluation

Jan. 23, 2024

Permittee:	Homes for Good Housing Agency 100 W. 13 th Ave. Eugene, OR 97401 File Number: 127655		
Source Contact:	Spencer McCoy	Telephone Number: 541-682-2514	
Source Location:	52511 McKenzie Highway, Blue River		
County:	Lane		
Permit Writer:	Dan Wiltse	Eugene Office	
Proposed Action:	Modification	Application No.: 948191	Date Received: 11/27/2023

Introduction

Under Oregon Administrative Rule Chapter 340 Division 071 Section 0130(15) [OAR 340-071-0130(15)], any system or combination of systems located on the same property or serving the same facility with a total sewage flow design capacity greater than 2,500 gallons a day shall be constructed and operated under a renewable WPCF permit issued pursuant to OAR 340-071-0162 from DEQ. It further states that WPCF permits are required for facilities that exceed residential waste strength as defined in OAR 340-071-0100 and aerobic systems that do not meet the requirements of OAR 340-071-0220 and 340-071-0345. Other systems that are not described in OAR 340-071 and 073 may also be considered.

OAR 340-071-0130(16) states that owners of existing systems, except holding tanks, are not required to apply for a WPCF permit until such time as a system repair, correction, alteration, or expansion is necessary.

According to Lane County records, Lazy Days mobile home park was established on the subject property in the late 1950's. In September 2020, the facility was destroyed during the Holiday Farm Wildfire. Homes for Good Housing Agency purchased the property and is proposing to rebuild the facility to provide affordable housing in two phases.

Phase I of the proposal included 19 manufactured homes and a community building with two washing machines with a projected peak daily sewage flow of 4,850 gallons per day. DEQ issued a WPCF permit for Phase I on July 21, 2023. The proposed onsite wastewater treatment system is designed to treat a peak daily sewage flow of 6,100 gpd and consists of an Alternative Treatment Technology configured to reduce Total Nitrogen and Fecal Coliform (Treatment Standard 2) with final disposal to 1,476 linear feet of pressure assisted drainfield.

Phase II of the proposal includes the addition of one manufactured home and 10 full hookup RV spaces, increasing the peak design flow to 6,100 gpd. This facility is located within the McKenzie sub-basin above river mile 15. Should expansion of the facility, major repair or upgrade of the onsite wastewater treatment system be necessary, the facility is subject to the requirements of the Three Basin Rule, found in OAR 340-041-0350. The rule is intended to preserve or improve the existing high-quality water for municipal water supplies, recreation, and preservation of aquatic life

and requires approval from the Environmental Quality Commission to increase the permitted peak daily sewage flow above 5,000 gallons per day. This permit modification includes public notice, and subsequent approval from the Environmental Quality Commission prior to permit issuance.

Facility Description

Total Projected Daily Sewage Flow of Facility	6,100 gallons per day
Number of Systems	One
Water Supply	Well (PWS ID 41 00990)

System #001

Date Constructed	Proposed 2023/2024
System Type	Recirculating Textile Filter (AX-Max 175-28)
Projected Daily Sewage Flow	6,100gpd
Septic Tank Size	16,000-gallon septic tank, 8,000-gallon pre-anoxic tank, and a 3,500-gallon post-anoxic drainfield tank.
Type of DF	Standard with pressure assisted distribution.
Drainfield (DF) sizing criteria	35 lf/150 gpd. Refer to the site suitability report conducted on Nov. 4,2022 by Jay Mathison of Lane County.
Lineal Feet of DF	1,476 linear feet (6 drainfield cells of approximately 245 linear feet per cell)
Facilities Served	20 manufactured homes, 11 full hookup RV spaces, one office, community building with two washing machines.

Unique Operating Conditions

- The proposed system is an engineered system using treatment processes and technology and design with documentation of successful system operation.

Groundwater

- A Hydrologic Groundwater review was completed and it was concluded that there is a low potential to adversely impact groundwater however the permittee is required to sample and monitor the groundwater for potential impacts.

Compliance History

- This is a new source with no compliance history.

PERMIT DISCUSSION

Schedule A – Waste Disposal Limitations for Each System

- The Maximum Daily Peak flow and Influent and Effluent maximum concentration limits are listed for the system.
- All wastewater shall be distributed into a soil absorption facility.
- No substances that would be detrimental to the system or groundwater are to enter the system.
- No activities shall be conducted that could cause an adverse impact to potential beneficial uses of groundwater.

Schedule B – Minimum Monitoring and Reporting Requirements for Each System

- Monitoring parameters and frequencies are based on DEQ’s monitoring matrix.

- An annual monitoring and maintenance report is required to be submitted February 15, of each year.
- An annual Groundwater monitoring report is required to be submitted February 15, of each year.

Schedule C – Compliance Conditions and Schedules

- An updated Operation and Maintenance Plan is required to be submitted within 90 days after system start up.
- No later than 90 days after issuance of this permit, the permittee must submit to DEQ for review and approval, a Groundwater Monitoring Plan. Upon DEQ approval of the monitoring plan, the permittee shall implement the plan and begin groundwater monitoring in accordance with the approved plan.

Schedule D – Special Conditions

- Permittee is required to follow the DEQ-approved Operation and Maintenance Plan.
- The wastewater treatment and dispersal system must be maintained by a maintenance provider certified as defined in OAR 340-071-0100.
- Annual written certification of proper treatment and disposal system operation shall be obtained from a qualified Registered Sanitarian, Professional Engineer, or certified wastewater treatment system operator.
- Reporting and resampling requirements within 14 days when there is a concentration limit violation.
- The system must not cause any adverse impact to groundwater.
- The Permit may be reopened if it is determined that groundwater parameters, concentration limits, and compliance points are necessary.
- The Permit may be reopened to include corrective action if it is determined that groundwater is being impacted.
- All septage/sludge must be managed by a licensed pumper.
- The drainfield and replacement areas must be planted with grass, maintained and protected.

Schedule F – General Conditions

This Schedule contains General Conditions and Definitions that are applicable to all WPCF permits in Oregon.

Public Participation

- A 30-day public notice is not required for systems with a design flow of less than 20,000 gallons per day pursuant to OAR 340-045-0027(2)(a)(C). However, this permit action requires approval from the Environmental Quality Commission prior to permit issuance. Pursuant to OAR 340-045-0027(3), the Department is moving this permit action to a higher category to address potential public interest prior to presenting to the EQC for approval.