

Indian Canyon Mobile Home Park

Property Address: 17069 N Indian Canyon Dr. | North Palm Springs, CA 92558

Management Address: PO Box 1919 | Rancho Cucamonga, Ca 91729

Management (866)759-8585 | Management Fax (909)945-8877 | E: customerservice@vmapm.com

Wednesday, May 13, 2026

Brian Macy

General Manager

Mission Springs Water District

66575 Second Street

Desert Hot Springs, CA 92240

In Ref: Letter of Intent – Indian Canyon Mobile Home Park Septic to Sewer Conversion

Dear Mr. Macy:

Indian Canyon Mobile Home Park is an all-age park with "grandfathered status". We express high interest in transitioning from our existing onsite septic infrastructure to the Mission Springs Water District (MSWD) municipal sewer system. We are very eager to collaborate with both the MSWD and the State Water Resources Control Board (SWRCB) to facilitate the development and execution of this critical septic-to-sewer conversion project. Currently, the park operates 22 septic systems, reaching the end of their functional lifespan. The park's last septic upgrades were made in 2007, when the previous tanks had already been upgraded, and the old ones abandoned. This parcel's room limitations prevent continuing the "status quo," and the increasing frequency of failure has resulted in a substantial rise in maintenance and pumping expenditures. Placing an "undue financial burden" upon our customers.

The North Palm Springs Family Medium Cost of Living, an estimated cost of living in North Palm Springs for a family is approximately \$45,360 per year. This represents a 30.0% decrease of the national average, making it a more affordable option compared to surrounding cities. A single person, the cost is around \$47,200 per year, a 17.5% decrease from the national average. The median home price in the area is about \$350,000, which is significantly lower than the national average. Renting a two-bedroom unit costs about \$1,470 per month, 31.6% cheaper than the

Onsite Manager: Mercedes Fernandez

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Indian Canyon Mobile Home Park's #1 Priority is to provide a safe & clean environment for our residents. Please help us make this happen by reporting any illegal or unacceptable activity going on in the park.

Any concerns or complaints will be kept anonymous.

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national average of \$2,150. The figures suggest that North Palm Springs offers a balanced and affordable lifestyle for families. As a low-income community consisting of 113 mobile home spaces, the potential for grant funding through the SWRCB is vital to mitigating the economic impact of this necessary infrastructure upgrade.

As our septic system ages, the structural and functional efficacy declines, creating a heightened risk of leaching pathogens and contaminants into the local aquifer that runs beneath the Park. By incorporating Indian the Park into the Mission Springs Water District (MSWD) Groundwater Quality Protection Program, the community can mitigate these localized environmental hazards, thereby ensuring long-term sanitary compliance and protecting the regional water supply.

We remain fully committed to supporting the MSWD's ongoing initiatives to secure funding for these conversions and stand ready to provide any assistance required to ensure the successful completion of this project.

Sincerely,



ICMHP Management

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