

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 8



IN THE MATTER OF: )  
)  
Alcova West Ranchettes Property ) Docket No. SDWA-08-2025-0017  
Owners Association, )  
)  
) **ADMINISTRATIVE ORDER**  
Respondent. )  
)  
)  
Alcova Lakeview Estates II )  
PWS ID #WY5601585 )

1. This Order is issued under the authority vested in the Administrator of the United States Environmental Protection Agency (EPA) by section 1414(g) of the Safe Drinking Water Act (Act), 42 U.S.C. § 300g-3(g), as properly delegated to the undersigned official.
2. Alcova West Ranchettes Property Owners Association (Respondent) is a Wyoming corporation that owns and operates the Alcova Lakeview Estates II Public Water System (System), which provides piped water to the public in Natrona County, Wyoming, for human consumption.
3. The System is supplied by a groundwater source accessed via one well. The water is untreated.
4. The System has approximately 20 service connections. Therefore, the System is a “public water system” as defined in section 1401(4) of the Act, 42 U.S.C. § 300f(4), and 40 C.F.R. § 141.2. Further, the System is a non-community water system that does not regularly serve at least 25 of the same persons over six months per year and, as such, is also a “transient non-community water system” as defined in 40 C.F.R. § 141.2.2.
5. Respondent is a “person” as defined in section 1401(12) of the Act, 42 U.S.C. § 300f(12) and is subject to the Act and 40 C.F.R. part 141 (Part 141). Part 141 is an “applicable requirement” as defined in section 1414(i) of the Act, 42 U.S.C. § 300g-3(i).
6. Part 141 includes monitoring requirements. The EPA has sent Respondent annual notifications of the specific monitoring requirements that apply to the System.

### VIOLATIONS

7. Respondent is required to monitor the System's water annually for nitrate at every entry point to the distribution System which is representative of each well after treatment. 40 C.F.R. §§ 141.23(a) and (d). Respondent failed to monitor the System's water for nitrate during 2024 and therefore, violated this requirement. (Note: The system sampled for nitrate on March 3, 2025.)
8. Respondent is required to monitor the System's water monthly for total coliform bacteria. 40 C.F.R. §§ 141.853-858. Respondent failed to monitor the System's water for total coliform bacteria during January 2025 and therefore, violated this requirement. (Note: This violation returned to compliance on February 3, 2025.)
9. Respondent is required to correct any sanitary defect found through either a Level 1 or 2 Assessment in compliance with an EPA-approved schedule and, further, must notify the EPA when each scheduled corrective action is completed. 40 C.F.R. § 141.859(c). The EPA's record reflects that Respondent failed to timely correct all sanitary defects found during an assessment conducted on August 26, 2024, and failed to notify the EPA of corrective action completion and therefore, violated these requirements.
10. Respondent is required to complete corrective action of a significant deficiency or comply with an EPA-approved corrective action plan and schedule within 120 calendar days (or earlier if instructed by the EPA) of receiving written notification from the EPA of a significant deficiency. 40 C.F.R. § 141.404(a). Respondent is required to notify the EPA within 30 calendar days of completion of a significant deficiency corrective action. 40 C.F.R. § 141.405(a)(2). The EPA sent the Respondent a sanitary survey report dated September 2, 2021, which detailed significant deficiencies. The EPA approved Respondent's corrective action schedule to complete corrective actions by February 22, 2025. The EPA's record reflects that the Respondent failed to complete all corrective actions by February 22, 2025, and failed to notify the EPA of corrective action completion by March 22, 2025, and therefore, violated these requirements.
11. Respondent is required to report any failure to comply with Part 141 to the

EPA within 48 hours (except where Part 141 specifies a different time period). 40 C.F.R. § 141.31(b). Respondent failed to report the violations cited in paragraphs 7 and 9-10, above, to the EPA and therefore, violated this requirement.

12. Respondent is required to report any violation of total coliform monitoring requirements to the EPA within 10 calendar days after discovering the violation. 40 C.F.R. § 141.861(a)(4). Respondent failed to report the violations listed in paragraph 8, above, to the EPA and therefore, violated this requirement.

### **ORDER**

Respondent is ordered to perform the following actions upon Respondent's receipt of this Order (unless a different deadline is specified below):

13. Respondent is ordered to comply with all provisions of the Act and Part 141, including but not limited to each requirement cited above.
14. Respondent shall monitor the System's water for nitrate, in accordance with 40 C.F.R. §§ 141.23(a) and (d), annually. Respondent shall report results to the EPA within the first 10 calendar days following the end of the required monitoring period. 40 C.F.R. § 141.31(a).
15. Respondent shall monitor the System's water monthly for total coliform bacteria. If a sample is positive for total coliform, within 24 hours of being notified of the positive result, Respondent shall collect a set of three repeat samples for each total coliform-positive sample. 40 C.F.R. § 141.853-858. Respondent shall report results to the EPA within the first 10 calendar days following the end of the required monitoring period. 40 C.F.R. § 141.31(a).
16. Within 30 calendar days of receipt of this Order, Respondent shall consult with the EPA regarding implementation of necessary corrective actions and submit to the EPA a schedule for completion of all corrective actions. Upon written approval by the EPA, the approved schedule (Schedule) shall be incorporated into this Order as an enforceable requirement. Within 10 calendar days after completing all tasks included in the Schedule, Respondent shall notify the EPA of the project's completion. Respondent shall provide sufficient evidence to the EPA including photographs of the corrective actions. Thereafter, Respondent shall comply with all

provisions of 40 C.F.R. § 141.859(c) regarding any identified sanitary defects at the System. The corrective actions required are outlined in the January 21, 2025, Notice of Noncompliance (attachment A).

17. Within 30 calendar days of receipt of this Order, Respondent shall consult with the EPA regarding action to correct significant deficiencies and shall submit a proposed schedule and plan to the EPA for completion of all corrective actions specified below. The plan shall include proposed modifications to the System and estimated costs of modifications. The EPA will review the proposed schedule, and any approved schedule (Schedule) shall be incorporated into this Order with each milestone to be an enforceable requirement upon written approval by the EPA. Within 10 calendar days after completing all tasks included in the Schedule, Respondent shall notify the EPA of the project's completion. Respondent shall provide sufficient evidence of the project's completion to the EPA, including photographs of the corrective actions. Thereafter, if the EPA identifies any significant deficiency at the System, Respondent shall complete corrective action for each significant deficiency and provide notification to the EPA within 30 calendar days of completion, as required by 40 C.F.R. §§ 141.403(a) and 141.405(a)(2).
  - Pump ID: PF01- Pressure Pump- A permanent sump pump should be installed within the vault, or the pumps must be relocated or adequately protected from flooding
  - Well ID: WL01-Harris Well- The well must be fitted with a functioning sanitary seal and a tightly bolted cap
18. For any future violation of Part 141 for which this Order does not specify a reporting period, Respondent must report the violation to the EPA within 48 hours of the violation occurring, as required by 40 C.F.R. § 141.31(b). However, if Part 141 specifies a different time period for reporting the particular violation, Respondent must report the violation to the EPA within that different period.
19. If the number of connections served by the System at least 60 days of the year falls below 15 connections, Respondent must notify the EPA in writing within 10 calendar days by submitting a completed basic information form. The form is

available at: <https://www.epa.gov/region8-waterops/reporting-forms-drinking-water-systems-wyoming-and-tribal-lands-epa-region-8#new>.

20. If Respondent (a) leases or sells the System to another person or entity, or (b) contracts with or hires any other person or entity to operate the System, Respondent must, within 10 calendar days, provide a copy of this Order to the lessee, purchaser, or contractor and notify the EPA in writing of the change. In either of these circumstances, Respondent will remain obligated to comply with this Order.
21. Respondent must send all reporting and notifications required by this Order to the EPA at:  
Email: [R8DWU@epa.gov](mailto:R8DWU@epa.gov), and [moore.jessica@epa.gov](mailto:moore.jessica@epa.gov).

### **GENERAL PROVISIONS**

22. This Order is binding on Respondent, Respondent's successors and assigns, and any person (*e.g.*, employee, contractor, or other agent) acting in concert with Respondent.
23. This Order does not constitute a waiver, suspension, or modification of any requirement of the Act or Part 141. Issuance of this Order is not an election by the EPA to forgo any civil or criminal action.
24. Violation of any part of this Order, the Act, or Part 141 may subject Respondent to a civil penalty of up to \$71,545 (as adjusted for inflation) per day of violation, a court injunction ordering compliance, or both. 42 U.S.C. § 300g-3; 40 C.F.R. part 19; 90 Fed. Reg. at 1375 (January 8, 2025).
25. Respondent may seek federal judicial review of this Order pursuant to section 1448(a) of the Act, 42 U.S.C. § 300j-7(a).

Issued: May 7, 2025.

Colleen Rathbone, Manager  
Water Enforcement Branch  
Enforcement and Compliance Assurance Division