

State of California
California Regional Water Quality Control Board
Santa Ana Region

October 24, 2025

STAFF REPORT

ITEM: *7

SUBJECT: Richland Planned Communities, Inc., RMD Inland Investors, LLC, and Canadian Pacific Land, LLC — Rio Vista Project, Jurupa Valley, Riverside County — Order No. R8-2025-0070

DISCUSSION:

Based on the scope of the federal regulatory definition of waters of the United States, not all discharge activities are considered discharges of dredged or fill materials to waters of the United States. Pursuant to the Porter-Cologne Water Quality Control Act (Wat. Code, § 13000 et seq.), this Tentative Order prescribes Waste Discharge Requirements (WDRs) for dredged and fill materials to surface waters that are not considered waters of the United States and are subject to the federal Clean Water Act. (See Wat. Code, § 13263, subd. (a).) Surface waters that are not waters of the United States are referred to as waters of the State.

Project Overview

On February 11, 2021, the United States Army Corps of Engineers issued an Approved Jurisdictional Determination confirming that no waters of the United States are present within the Rio Vista Project boundaries. Accordingly, a Clean Water Act section 401 Certification is not required; regulation of dredge and fill discharges to **waters of the State** will occur via WDRs.

The Rio Vista Project is a master-planned community proposing:

- Up to **1,697** residential dwelling units on **204.4 acres**;
- **140.3 acres** of commercial and industrial uses;
- **18.4 acres** of recreational parks and trails;
- **14.8 acres** for a public school site and water tanks; and
- **9 acres** of water-quality basins.

As part of the broader plan, the Discharger proposes 510.8 acres of “Open Space”, consisting of natural open space and conservation areas, along with regraded and

revegetated slopes. Project location maps are provided in Attachment A to Tentative Order No. R8-2025-0070.

Aquatic Resources on Site:

Within the development footprint, there are 12 unnamed ephemeral drainages (“Drainages 1–12”) with 19 smaller unnamed tributaries, totaling 3.15 acres of waters of the State. Several erosional features are also present. Of the 3.15 acres:

- **2.27 acres** are unvegetated or vegetated with upland species; and
- **0.88 acre** supports riparian vegetation (e.g., mulefat, sycamore, and willow species).

These drainage features convey surface water only during storm events or briefly thereafter. Steep upper tributary areas limit flow attenuation and likely contribute little to groundwater recharge, constraining riparian habitat development potential.

Permanent Impacts:

The Project construction will result in the permanent physical loss of 3.15 acres of waters of the State due to clearing, grubbing, grading, and fuel-modification activities.

Avoidance/Minimization and Best Management Practices:

The Discharger proposes best management practices (BMPs) to prevent and control pollutant discharges (e.g., sediment from soil erosion) to surface waters. BMPs will be implemented through a Construction Stormwater Pollution Prevention Plan in accordance with applicable stormwater permit requirements.

Compensatory Mitigation:

To offset permanent impacts to waters of the state, the Discharger proposes **permittee-responsible**, on-site restoration through a combination of re-establishment, rehabilitation, and enhancement, in-kind, at a **2:1** ratio. This would provide **6.3 acres** of compensatory mitigation.

California Environmental Quality Act (CEQA):

Santa Ana Water Board staff are relying on the City of Jurupa Valley’s Environmental Impact Report (EIR) for CEQA compliance. Staff has determined that no further environmental review is required under the CEQA Guidelines.

RECOMMENDATION:

Adopt Order No. R8-2025-0070 as presented.

For additional information, please contact Santa Ana Water Board staff: Kyle Fructuoso at Kyle.Fructuoso@waterboards.ca.gov.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
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**[TENTATIVE] WASTE DISCHARGE REQUIREMENTS ORDER
R8-2025-0070**

ORDER INFORMATION

Status: TENTATIVE
Program: Dredged or Fill Material Program
Discharger(s): Richland Planned Communities, Inc.,
RMD Inland Investors, LLC, and
Canadian Pacific Land, LLC
Project: Rio Vista Project
County: Riverside County
CIWQS WDID: 332022-07
Prior Order(s): (none)

CERTIFICATION

I, ERIC T. LINDBERG, Executive Officer, hereby certify that the following is a full, true, and correct copy of the order adopted by the California Regional Water Quality Control Board, Santa Ana Region, on October 24, 2025.

ERIC T. LINDBERG
Executive Officer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

ORDER R8-2025-0070

WASTE DISCHARGE REQUIREMENTS
FOR
DISCHARGES OF DREDGED OR FILL MATERIALS TO WATERS OF THE STATE
RIO VISTA PROJECT
RIVERSIDE COUNTY

FINDINGS

The Santa Ana Regional Water Quality Control Board (Santa Ana Water Board) hereby finds as follows:

1. This Order prescribes Waste Discharge Requirements (WDRs) for the Rio Vista Project (Project) of Richland Planned Communities, Inc., RMD Inland Investors, LLC, and Canadian Pacific Land, LLC (collectively, Dischargers).
2. Receiving waters and groundwater potentially impacted by this Project are protected in accordance with the operative Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) and all other pertinent water quality plans and policies. The Basin Plan includes water quality standards, which consist of existing and potential beneficial uses of waters of the state, water quality objectives to protect those uses, and the state and federal antidegradation policies.
3. The Santa Ana Water Board has the authority to regulate the discharge of dredged and fill materials through the issuance of WDRs pursuant to Water Code section 13263. The Santa Ana Water Board has determined that WDRs are necessary to adequately address the Project's potential impacts on the beneficial uses of waters of the State.
4. This Order regulates the discharge of fill materials to waters of the State.
5. This Order is issued in compliance with the State Water Resources Control Board's (State Water Board) *State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Dredge and Fill Procedures), as revised April 6, 2021.
6. On February 11, 2021, the United States Army Corps of Engineers issued an Approved Jurisdictional Determination, which determined that waters of the United States were not present within the Project boundaries.
7. On April 27, 2022, L&L Environmental, Inc., on behalf of the Discharger, submitted an *Application for Discharges of Dredged or Fill Material to Waters of the State*

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(Application) for the Project, which was assigned Santa Ana Water Board WDID No. 332022-07.

8. The Application was considered complete on May 27, 2022.
9. On September 9, 2024, Santa Ana Water Board staff received the final certified environmental impact report for the Project.
10. On January 28, 2025, and then again on August 8, 2025, the Discharger submitted an updated draft compensatory mitigation proposal to offset the Project's impacts to waters of the State.

Project Description and Discharge Characteristics

1. The proposed Project includes the construction of up to 1,697 residential dwelling units on 204.4 acres, 140.3 acres of commercial and industrial areas, 18.4 acres of recreational parks and trails, 14.8 acres for a public school and water tanks, and nine (9) acres for water quality basins as part of a large master-planned community.
2. As part of the Project approximately 510.8 acres will be designated as "Open Space" consisting of a combination of maintained open space, regraded and revegetated slopes, and natural conservation areas. The existing informal trails would remain, and no new trails would be created in the "Open Space" area.
3. The 917-acre total Project site is in the northwest portion of the City of Jurupa Valley, within the area known as Jurupa Hills in Riverside County. More specifically the Project is located along Market Street and across the Santa Ana River and Rubidoux Boulevard (becomes 20th Street). The Project's Assessor's Parcel Numbers are 175-080-010, 175-090-001, 175-090-002, 175-090-003, 175-090-004, 175-090-005, 175-100-003 (portion), 175-100-005, 175-100-006, 175-160-001, 175-160-005, 175-160-007, 177-030-012, 177-030-014, 177-040-002, and 177-040-008 (34°01'28.3" N, -117°24'21.17" W). Maps showing the Project location are found in Attachment A of this Order.
4. The Project site is currently undeveloped and contains a combination of steep hillsides, rolling hills, rocky outcrops, and low canyons combined with flat areas. The elevations range from approximately 920 to 1,740 feet above mean sea level. The vegetation on the Project site is dominated by Brittlebush scrub, California Buckwheat scrub, and Chamise Chapparal, Bush Penstemon scrub, Willow scrub, non-native grassland, and ornamental vegetation.
5. The Project site is located along a ridge, and its topography naturally drains either to the west or to the east offsite. Surface water flows on the west of the ridge that do not percolate into the ground are tributary to the Sunnyslope Channel. Surface water flows on the east of the ridge are tributary to the Market Street Storm Drain.

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Both the Sunnyslope Channel and Market Street Storm Drain discharge to the Santa Ana River. However, the lower reaches of the drainage features onsite tend to percolate to into the groundwater prior to reaching the Santa Ana River.

6. A total of 12 major unnamed ephemeral drainages (“Drainages 1-12”) with 19 unnamed minor tributaries are found within the Project development area, totaling 3.15 acres of waters of the State. A summary of the onsite waters is found in Table 1 below.
7. Of the 3.15 acres of waters of the State, 2.27 acres are unvegetated or vegetated with upland vegetation species, and 0.88 acre are vegetated with a mix of mulefat, sycamore, and various willow species.
8. These drainage features convey surface water only during a rain event or for a short time after.

Table 1: Summary of Waters of the State On-Site

Drainage	Waters of the State (acres)	Length (linear feet)
1	0.13	926.5
2	0.52	3,301.6
3	0.22	2,419.6
4	0.47	5,913
5	0.23	2,543.3
6	0.11	1,567
7	0.31	1,014
8	0.32	8,777.1
9	0.27	11,872
10	0.26	3,535
11	0.25	2,408.7
12	0.06	1,732
Total	3.15	46,009.8

9. “Drainage 1” flows east offsite into a storm drain at the corner of Cedar and Pine Road and is located at the northeast end of the Project boundary. The outlet of the storm drain is unknown and may enter a detention basin located east of the Project site. The dominant vegetation species consist of brittlebush, California sagebush, shortpod mustard, and brome grass.
10. “Drainage 2” flows from west to east and is located on the northeastern side of the Project site. This drainage appears to flow offsite into roadside gutters toward a sand and gravel operation facility and terminates at a detention basin where it is assumed to percolate into the ground. The dominant vegetation species consist of

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brittlebush, California sagebush, shortpod mustard, brome grass, mulefat, a single sycamore tree, and various pepper trees.

11. "Drainages 3, 4 and 12" all flow from northwest to southeast and are located on the northeast side of the Project site. These drainages continue offsite into a cement plant site on 20th Street, where surface water appears to percolate into the ground. These areas are composed of upland sage scrub and disturbed grassland vegetation.
12. "Drainage 5" flows from north to south and is located at the southwest area of the Project site, which has been impacted by trespassing and off-road vehicle use. This drainage feature continues offsite and either percolates into the ground or eventually enters the West Riverside Canal offsite. The West Riverside Canal appears to terminate in a field and percolate into the ground. The drainage is dominated by vegetation species consisting of brittlebush, shortpod mustard, and brome grass.
13. "Drainages 6 and 7" both flow from southeast to northwest and continue offsite. These areas have been impacted by trespassing and off-road vehicle use. Once offsite, the drainages continue as sheetflow before percolating into the ground at the base of the hill west of the Project site. The dominant vegetation species consist of brittlebush, shortpod mustard, and brome grass.
14. "Drainages 8, 9, and 10" all flow from east to west and continue offsite. These areas have been impacted by trespassing and off-road vehicle use. Once offsite, the drainages continue as sheetflow and percolate into the ground at the base of the hill west of the Project site. The dominant vegetation species consists of brittlebush, California buckwheat, shortpod mustard, and brome grass.
15. "Drainage 11" flows from east to west before continuing offsite. This area has been impacted by trespassing and off-road vehicle use. Once offsite the drainage dissipates into an agricultural field and percolates into the ground northwest of the Project site. The dominant vegetation species consist of brittle bush, California buckwheat, shortpod mustard, brome grass, mulefat, arroyo willow, and black willow.
16. Additionally, the site contains several erosional features and features created from off-road vehicle use.
17. A single Palmer's oak (*Quercus palmeri*) was identified in the Project's survey area. Scientific research suggests the age of this individual ranges between 13,000 and

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18,000 years old¹. This specific Palmer's Oak is a unique botanical resource that potentially may be the oldest plant in California. It is an uncommon resource within western Riverside County and has been linked to local tribal cultural usage.

18. The development of the Project will result in the permanent physical loss of 3.15 acres of waters of the State. The permanent impacts are a result of clearing, grubbing, grading, and fuel modification.
19. Additionally, the Project has the potential to cause temporary indirect impacts due to increased settling of sediment and silt in surface water runoff during active construction.
20. The final storm drain system will include new storm drains and in-street catch basins to convey stormwater runoff that was previously conveyed by the onsite drainage features and their tributaries. The final storm drain system will replace the overall drainage pattern within the Project site.
21. In addition, a series of detention, debris, and water quality basins will be constructed to provide storm water treatment prior to discharging stormwater flows to the existing downstream and off-site stormwater facilities.
22. The Project will avoid direct impacts to the Palmer's Oak. The Palmer's Oak has a shallow root system and is located along a steep hillside. The Palmer's Oak will continue to receive sheet flow from the surrounding landscape, therefore it is anticipated that the Project will not result in indirect impacts to the Palmer's Oak tree.
23. It is not anticipated that the Project will have a significant impact on groundwater because the existing upper tributary areas of the Project site are steep and do not allow for flows to settle, likely contributing little to no groundwater recharge or storage until lower elevations outside of the Project boundaries.
24. The Discharger has proposed to provide compensatory mitigation for permanent impacts of 3.15 acres to waters of the State through permittee-responsible onsite restoration, including establishment, rehabilitation, and enhancement at a ratio of 2:1 (mitigation: impacts) for a total of 6.3 acres.

¹ May, M.R., M.C. Provance, A.C. Sanders, N.C. Ellstrand, and J. Ross-Ibera. 2009. A Pleistocene Clone of Palmer's Oak Persisting in Southern California. *PlosOne* 4(12):e8346.

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25. Once the compensatory mitigation performance standards are met, the Discharger has proposed to transfer the mitigation site to the Gabrieleño Band of Mission Indians – Kizh Nation to be preserved in perpetuity.

Basin Plan and Regulatory Considerations

26. The Project will impact 12 ephemeral drainages tributary to the Sunnyslope Channel or Market Street Storm Drain, which ultimately discharge to Reach 3 of the Santa River. Sunnyslope Channel has the following designated beneficial uses (existing or potential): Municipal and Domestic Supply, Water Contact Recreation, Non-contact Water Recreation, Warm Freshwater Habitat, Wildlife Habitat, Rare, Threatened, or Endangered Species, and Spawning, Reproduction, and Development.
27. Santa Ana River, Reach 3 has the following designated beneficial uses (existing or potential): Agricultural Supply, Groundwater Recharge, Water Contact Recreation, Non-contact Water Recreation, Warm Freshwater Habitat, Wildlife Habitat, Rare, Threatened, or Endangered Species, and Spawning, Reproduction, and Development.
28. This Order is adopted pursuant to Water Code section 13263, subdivision (a), which provides that the Santa Ana Water Board may, after any necessary hearing, prescribe requirements (WDRs) as to the nature of any proposed discharge with relation to the conditions existing in the disposal area or receiving waters upon, or into which, the discharge is made or proposed. The WDRs must implement any relevant water quality control plans that have been adopted and take into consideration the beneficial uses to be protected, the water quality objectives reasonably required for that purpose, other waste discharges, the need to prevent nuisance, and the provisions of Water Code section 13241.
29. This Order is also adopted pursuant to Water Code section 13267, subdivision (b)(1) which authorizes the Santa Ana Water Board to require technical and monitoring program reports, submitted under penalty of perjury, from persons discharging or proposing to discharge waste within the Santa Ana Region, in connection with the issuance of WDRs. This Order incorporates requirements for water quality monitoring and Project reporting, which are necessary to ensure that the discharge of dredged and fill material complies with WDRs and is protective of the environment. In accordance with section 13267, the burden, including costs, of generating these reports bears a reasonable relationship to the need for the report and the benefits to be obtained from them.
30. The Santa Ana Water Board has considered the federal and state antidegradation policies (State Water Board Resolution No. 68-16 and 40 C.F.R § 131.12) and finds that the discharge permitted under this Order is consistent with those policies. Filling wetlands, riparian areas, headwaters, and other waters causes partial or

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complete loss of the beneficial uses provided by those waters. This Order requires that impacts to waters of the state be mitigated through avoidance and minimization to the maximum extent practicable and that unavoidable loss of beneficial uses is offset with compensatory mitigation, including the restoration (reestablishment or rehabilitation), establishment (creation), enhancement, and/or preservation of other waters of the state. The mitigation requirements in this Order comply with the State Water Board's Dredge and Fill Procedures.

31. This Order is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Water Code section 13330 and California Code of Regulations, title 23, section 2050 et seq. Additionally, the Santa Ana Water Board reserves the right to suspend, cancel, or modify and reissue this Order, after providing notice to the Discharger, if the Santa Ana Water Board determines that the Project fails to comply with any of the conditions of this Order; or when necessary to implement any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act (Wat. Code, § 13000 et seq.).
32. The provisions of this Order are severable and, if any provision of this Order or the application of any provisions of this Order to any circumstance is held invalid, the application of such provision to other circumstances and the remainder of this Order shall not be affected thereby.
33. The filing of a request by the Discharger for modification, revocation and re-issuance, or termination of this Order or a notification of planned changes or anticipated noncompliance does not stay any requirements of this Order.
34. The requirements prescribed herein do not authorize the commission of any act causing injury to the property of another, nor protect the Discharger from liabilities under federal, state, or local laws, nor guarantee the Discharger a capacity right in the receiving waters.
35. This Order does not convey any property rights of any sort, or any exclusive privilege. The ability to discharge waste is a privilege, not a right; nothing in this Order shall create a vested right to continue any discharges authorized herein, which are subject to rescission or modification. (Wat. Code, § 13263, subd. (g).)

California Environmental Quality Act and Public Participation

36. On September 5, 2024, the Jurupa Valley City Council, as lead agency under the California Environmental Protection Act (CEQA; Pub. Resources Code, § 21000 et seq.), certified an Environmental Impact Report (EIR) for the Project (State Clearinghouse 2018121005). The lead agency filed a Notice of Determination with the Riverside County Clerk and Recorder on September 6, 2024.

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37. The Santa Ana Water Board is a responsible agency under CEQA for the purposes of issuing this Order. As a responsible agency, the Santa Ana Water Board is “responsible for considering only the effects of those activities involved in a project which it is required by law to carry out or approve.” (Pub. Resources Code, § 21002.1, subd. (d).)
38. As of the date of this Order, there is a pending challenge to the adequacy of the City’s EIR (*Center for Biological Diversity, et al. v. City of Jurupa Valley, et al.*, Riverside County Superior Court Case. No. CVRI2405646); no date has been set for hearing on the mandamus petition. Because no stays or injunctions have issued in that proceeding, the CEQA Guidelines provide that the Santa Ana Water Board, in adopting this Order as a responsible agency, “shall assume that the EIR ... fully meets the requirements of CEQA.” (Cal. Code Regs., tit. 14, § 15233, subd. (b).) However, the adoption of this Order “provides only permission to proceed with the project at the applicant’s risk prior to a final decision in the lawsuit....” (*Id.*)
39. The Santa Ana Water Board has considered the EIR certified by Jurupa Valley City Council and subsequent information provided by the Discharger. More specifically, the Santa Ana Water Board considered those sections of the EIR pertaining to impacts to water quality. The Board finds that compliance with the mitigation measures of the EIR and conditions in this Order will reduce potentially adverse impacts to water quality to a less than significant level and protect beneficial uses of receiving waters.
40. Consistent with Water Code section 189.7, the Santa Ana Water Board has conducted outreach to potentially affected disadvantaged and tribal communities concerning this Order. The Santa Ana Water Board has notified the Discharger and other interested agencies and persons of its intent to prescribe WDRs for the discharge and has provided them with an opportunity for public hearing to submit comments.
41. The Santa Ana Water Board, in a public meeting, heard and considered all comments pertaining to the WDRs for the discharge.

REQUIREMENTS

IT IS HEREBY ORDERED, pursuant to Water Code sections 13263 and 13267, that the Discharger shall comply with the following:

A. Discharge Specifications

1. No activities associated with the Project shall cause or threaten to cause a condition of nuisance, contamination or pollution as defined in Water Code section 13050.

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2. The groundwater in the vicinity of the Project shall not be degraded as a result of the Project activities or placement of fill materials for the Project.
3. The Discharger must, as applicable, obtain coverage under and comply with the State Water Board's NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Order 2009-0009-DWQ, as amended by Order 2012-0006-DWQ; NPDES No. CAS000002) and any subsequent amendments (Construction General Permit). If the Project construction activities do not require coverage under the Construction General Permit, the Discharger must develop and implement a runoff management plan or equivalent construction best management practices (BMP) plan, to prevent the discharge of sediment and other pollutants during construction activities.
4. The Discharger shall comply with the local regulations associated with the Santa Ana Water Board's Municipal Stormwater Permit issued to Riverside County and co-permittees under NPDES No. CAS618033 and WDRs Order R8-2010-0033, and subsequent iterations thereof.
5. If construction dewatering discharges, including temporary stream diversions, are necessary to carry out the Project, the Discharger shall enroll and comply with Santa Ana Water Board Order R8-2020-0006, *General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimis) Threat to Water Quality*.
6. The discharge of fill materials shall be limited to the placement of native fill and "inert waste", as defined in California Code of Regulations, title 27, section 20230. The discharge of fill material other than native soil is prohibited.
7. The Discharger shall implement construction and post-construction BMPs. Including but not limited to:
 - a. Erosion control or sedimentation prevention methods of fiber rolls, sand or gravel bags, rice mats, straw wattles, or similar measures.
 - b. During the grading and filling operation, there shall be no onsite fueling, lubrication, changing of oil or other equipment fluids and their filters, or any other maintenance or storage of construction equipment within or next to drainage areas or other surface runoff conveyances.
 - c. Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances.

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B. Discharge Prohibitions

1. Permanent impacts to waters of the State from the Project shall not exceed quantities identified in Finding 18.
2. Impacts to waters of the State shall not occur until a final habitat mitigation and monitoring plan (HMMP) has been submitted and approved by Santa Ana Water Board staff.
3. Except as expressly authorized in another WDRs order, waste shall not be discharged in a manner or location other than as described in the Application referenced in Finding 7 or findings herein.
4. Except for authorized fill discharges to waters of the State, the direct discharge of wastes, including rubbish, refuse, bark, sawdust, or other solid or liquid wastes, into channels, surface waters, or any place where they would contact or be eventually transported to surface waters, including flood plains, is prohibited.
5. The discharge of oil or other floating materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.
6. The discharge of silt, sand, clay, or other earthen materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.
7. Discharges to surface waters of wastes or pollutants that are not authorized by this Order or regulated by a separate permit are prohibited.

C. Mitigation Requirements

1. The Discharger is required to provide compensatory mitigation at a ratio of 1:1 for the authorized permanent impacts to 3.15 acres of waters of the State through permittee-responsible onsite establishment of 3.15 acres of in-kind streambed and associated habitat.
2. Additionally, the Discharger shall provide in-kind re-establishment and enhancement by restoring a total of 3.15 acres of facultative vegetated habitat.
3. The Discharger has submitted a draft HMMP as part of the Application. The Discharger shall provide a final HMMP for review and approval by the Santa Ana Water Board staff at least 60-days before Project commencement.

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4. The final HMMP shall include all compensatory mitigation plan elements as outlined in the Dredge and Fill Procedures, Subpart J – *Compensatory Mitigation for Losses of Aquatic Resources*, including the following:
 - a. **Workplan:** Detailed written specifications and work descriptions for the compensatory mitigation, including, but not limited to, the geographic boundaries; construction methods, timing, and sequence; source(s) of water, methods for establishing the desired plant community; plans control invasive plant species; and erosion control measures.
 - b. **Maintenance:** A description and schedule of maintenance requirements to ensure the continued viability of the resource once initial construction is completed.
 - c. **Performance Standards.** Ecologically based standards that will be used to determine whether compensatory mitigation is achieving its objectives.
 - d. **Monitoring:** A description of parameters to be monitored to determine if the compensatory mitigation is on track to meet performance standards and if adaptive management is needed.
 - e. **Adaptive Management:** A management strategy to address unforeseen changes in site conditions or other components of compensatory mitigation, including the party or parties responsible for implementing adaptive management measures.
5. The permittee-responsible compensatory mitigation installation shall occur concurrently with Project construction and shall begin within 180 days of the authorized impacts to waters State.
6. If compensatory mitigation for the authorized permanent impacts to waters of the State is not initiated within 180 days of the impacts, additional compensatory mitigation may be required to offset temporal loss of waters of the State.
7. The Discharger is responsible for the required compensatory mitigation in perpetuity. However, the Discharger may transfer the compensatory mitigation requirements associated with long-term management when the following conditions have been met:
 - a. Performance standards are met.
 - b. A transfer agreement to a third party has been approved by the Santa Ana Water Board.

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- i. A transfer agreement shall be submitted from an authorized representative of the third party (transferee) for acceptance by the Santa Ana Water Board. This agreement shall demonstrate acceptance and understanding of the responsibility to comply with and fully satisfy the required compensatory mitigation and long-term management conditions. Failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the Santa Ana Water Board under Water Code section 13385, subdivision (a).
- ii. Notification of transfer of responsibilities meeting the above condition must be provided to the Santa Ana Water Board. A draft transfer agreement is due to the Santa Ana Water Board no less than 30 days prior to the transfer of the mitigation responsibility. A final transfer agreement is due to the Santa Ana Water Board within 30 days of the completion of the transfer.
- c. An endowment fund has been provided by the Discharger to the third party for management in perpetuity of the mitigation site.
- d. A conservation easement, deed restriction, or other appropriate restrictive covenant for the mitigation site has been recorded and approved by the Santa Ana Water Board.

D. Provisions

1. The Discharger shall maintain a copy of this Order at the Project site so that it is always available to site operating personnel. Key operating personnel shall be familiar with the Order's content.
2. The Discharger shall take all reasonable steps to minimize or prevent any discharge that has a reasonable likelihood of adversely affecting human health or the environment.
3. This Order is not transferable to any person without written approval by the Santa Ana Water Board's Executive Officer. Prior to any change in ownership, the Discharger shall notify the Santa Ana Water Board's Executive Officer in writing at least 30 days in advance. The notice must include a written transfer agreement between the existing owner and the new owner. At a minimum, the transfer agreement must contain a specific date for transfer of responsibility for compliance with this Order and an acknowledgment that the new owner or operator is liable for compliance with this Order from the date of transfer. The Santa Ana Water Board may require modification or revocation and reissuance of this Order to change the name of the Discharger and incorporate other requirements as may be necessary under the Water Code.

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4. The reporting period is from January 1st to December 31st. The Discharger shall submit an annual report each year no later than January 31st for the previous reporting period if the Order effective date is at least 90 days within the reporting period of January 1st to December 31st. Annual reporting shall continue until a *Notice of Project Complete Letter* is issued to the Discharger. The contents of the annual report shall include a construction summary, Project status and schedule (including ground disturbance, site clearing and grubbing, and site construction), and the implementation status of Best Management Practices during the active discharge period. If the Project has not started, the Discharger shall provide an estimated start date and reasons for delay.
5. The Discharger shall submit a *Commencement of Construction Report* at least seven days prior to start of initial groundbreaking activities.
6. The Discharger shall submit a *Request for Notice of Completion of Discharges Letter* following completion of active Project construction activities, including any required restoration and permittee-responsible mitigation. This request shall be submitted to Santa Ana Water Board staff within 30 days following completion of all Project construction activities. Upon acceptance of the request, Santa Ana Water Board staff will issue to the Discharger a *Notice of Completion of Discharges Letter*, which will end the active discharge period and, if appropriate, associated annual fees.
7. The Discharger shall submit a *Request for Notice of Project Complete Letter* when construction and any required post-construction monitoring is complete and no further Project activities will occur. This request shall be submitted to Santa Ana Water Board staff within 30 days following completion of all Project activities. Upon approval of the request, Santa Ana Water Board staff will issue to the Discharger a *Notice of Project Complete Letter* and prepare a draft order terminating this Order for approval by the Santa Ana Water Board. The *Notice of Project Complete Letter* will end the post-discharge monitoring period, and either the expiration or Board approval of the termination of this Order will end the associated annual fees.
8. The Discharger shall retain records of all monitoring information, including all calibration and maintenance records, copies of all reports required by this Order, and records of all data used to complete the application for this Order. Records shall be maintained for a minimum of five years from the date of the sample, measurement, report, or application. Records may be maintained electronically. This period may be extended during the course of any unresolved enforcement action or litigation regarding this discharge or when requested by the Santa Ana Water Board.
9. The Discharger shall report any noncompliance that may endanger human health or the environment. Information shall be provided orally to the Santa Ana

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Water Board office and the Office of Emergency Services within twenty-four (24) hours of when the Discharger becomes aware of the incident. If noncompliance occurs outside of business hours, the Discharger shall leave a message on the Santa Ana Water Board's office voicemail. A written report shall also be provided within five business days of the time the Discharger becomes aware of the incident. The written report shall contain a description of the noncompliance and its cause, the period of noncompliance, the anticipated time to achieve full compliance, and the steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. All other forms of noncompliance shall be reported with the Discharger's next scheduled Monitoring Report, or earlier if requested by the Executive Officer.

10. Before initiating a new discharge or making a material change in the character, location, or volume of an existing discharge, the Discharger shall report all pertinent information in writing to the Santa Ana Water Board, and if required by the Santa Ana Water Board, obtain revised requirements before any modifications are implemented.
11. The Discharger shall allow the Santa Ana Water Board, or an authorized representative, upon presentation of credentials and other documents as may be required by law to:
 - a. Enter premises where a regulated facility or activity is located or conducted, or where records are kept under the requirements of this Order;
 - b. Access and copy any records that are kept under the requirements of this Order;
 - c. Inspect any facility, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Order; and
 - d. Photograph, sample, or monitor for the purpose of assuring compliance with this Order or as otherwise authorized by the Water Code.
12. This Order becomes effective on the date of adoption by the Santa Ana Water Board.
13. If the Project is not completed within five years of adoption of this Order, the Discharger shall submit a Project status report. The Project status report shall

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be filed no later than 180 days before the fifth anniversary of the Order's adoption date.²

LIST OF ATTACHMENTS

Attachment A—MAPS

Attachment B—REPORTS and NOTIFICATIONS

Attachment C—SIGNATORY REQUIREMENTS

ENFORCEMENT

The Santa Ana Water Board reserves the right to take any enforcement action authorized by law. Accordingly, failure to timely comply with any provisions of this Order may subject the Discharger to enforcement action. Such actions include, but are not limited to, the assessment of administrative civil liability pursuant to Water Code sections 13323, 13268, and 13350, a Time Schedule Order (TSO) issued pursuant to Water Code sections 13300 and 13308, or referral to the California Attorney General for recovery of judicial civil liability. Failure to comply with this Order may result in the assessment of administrative civil liability of up to \$10,000 per violation, per day, depending on the violation.

ADMINISTRATIVE REVIEW

Any person aggrieved by this Santa Ana Water Board action may petition the State Water Board for review in accordance with Water Code section 13320 and California Code of Regulations, title 23, section 2050 et seq. To be timely, the petition must be received by the State Water Board by 5:00 pm on the 30th day after the date of this Order; if the 30th day falls on a Saturday, Sunday or state holiday, the petition must be received by the State Water Board by 5:00 pm on the next business day. The law and regulations applicable to filing petitions are available on the [State Water Board website \(http://www.waterboards.ca.gov/public_notices/petitions/water_quality\)](http://www.waterboards.ca.gov/public_notices/petitions/water_quality). Copies will also be provided upon request.

² Based on Santa Ana Water Board staff's review and discussion of the report, a new dredge and fill application in accordance with California Code of Regulations, title 23, division 3, chapter 9 may be required to maintain the activity coverage beyond five years. The application, with filing fee, will be discussed between the Discharger and Santa Ana Water Board staff regarding any need for additional information and changes in fees prior to the issuance of new WDRs.

Attachment A—MAPS



Figure 1. Map of Project Vicinity

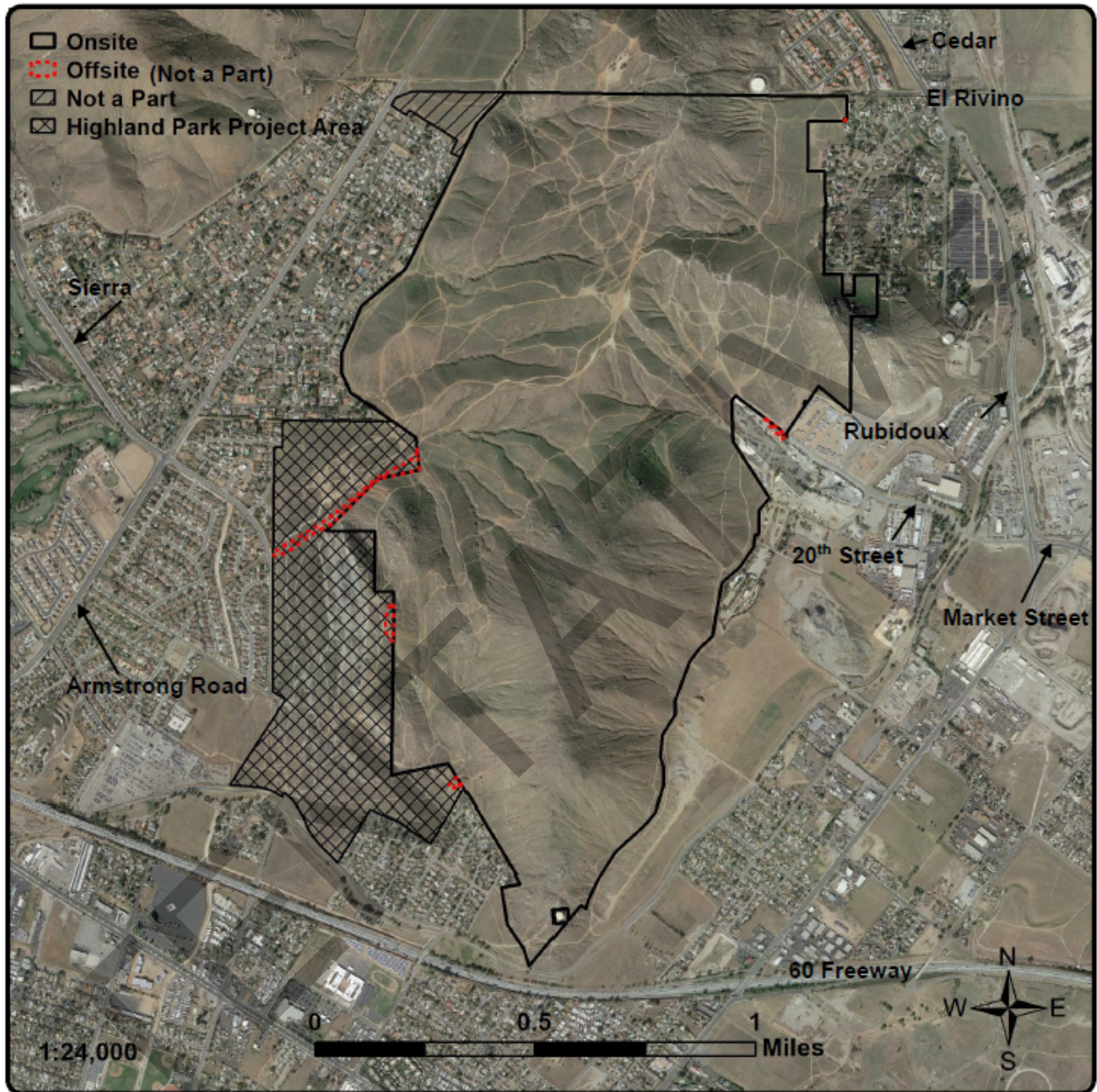


Figure 2. Map of Project Site Limits

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ATTACHMENT A—MAPS

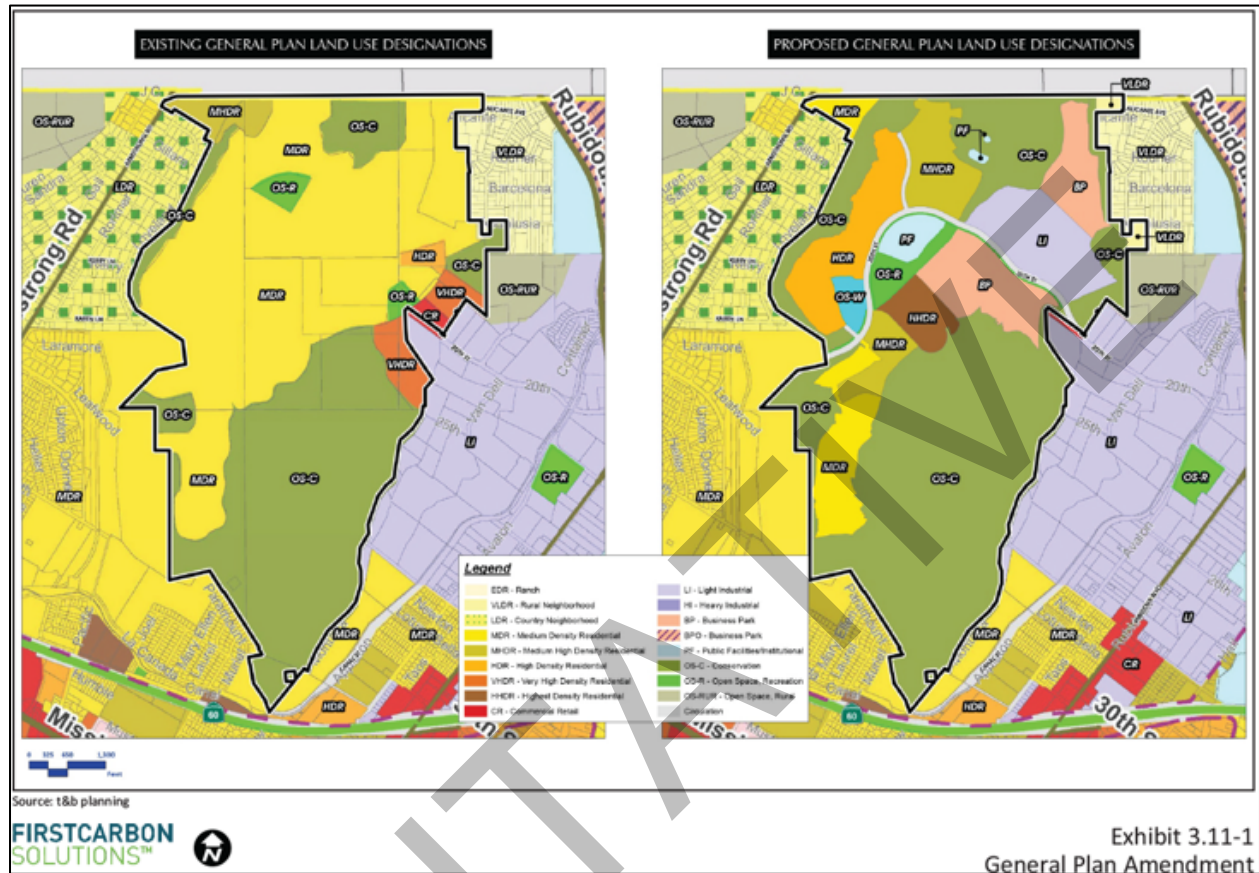


Figure 3. Map of Project Proposed Land Use



Figure 4. Project Site's Aquatic Resources

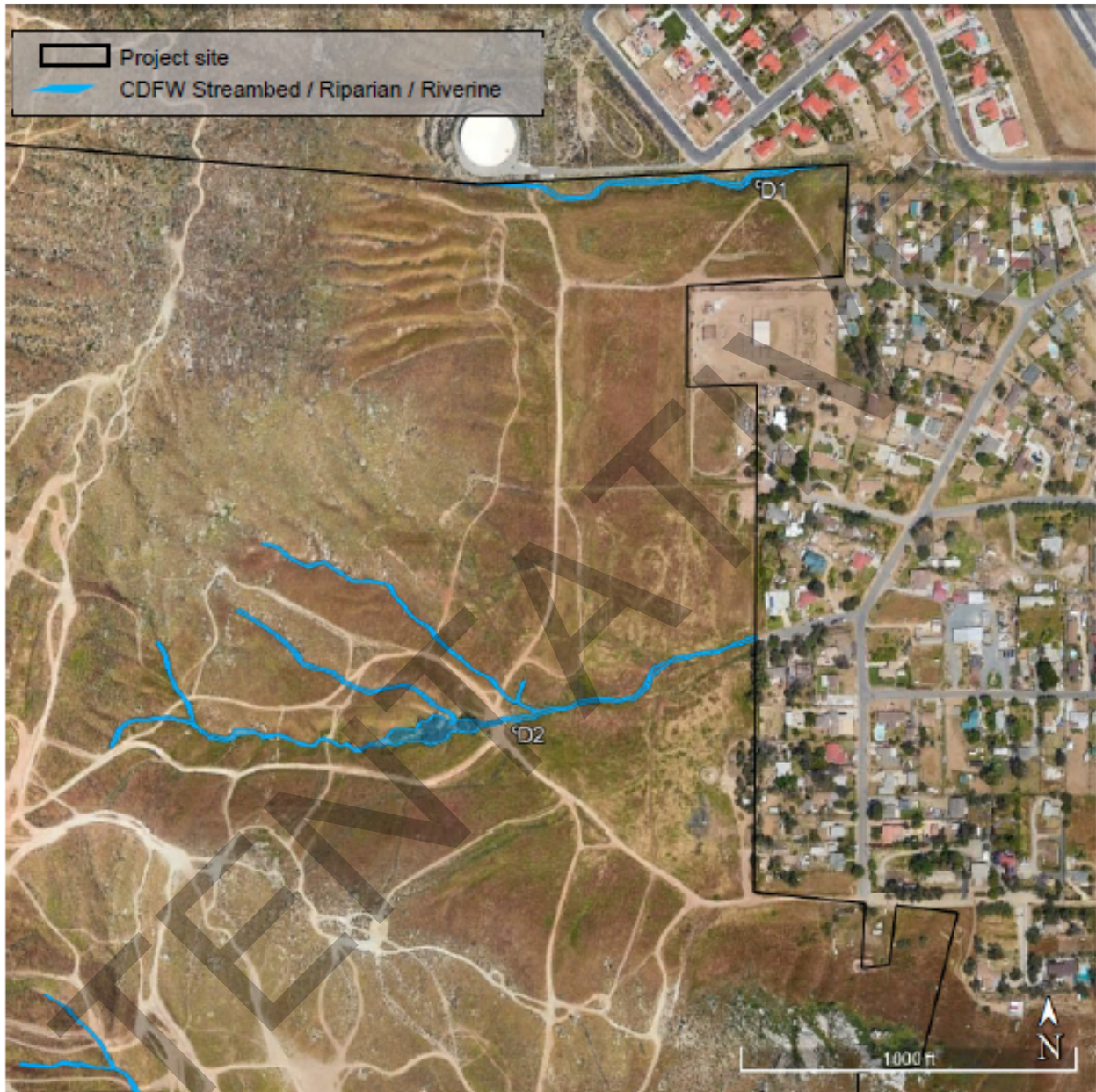


Figure 6. Map of Jurisdictional Drainages 1 and 2



Figure 7. Map of Jurisdictional Drainages 3, 4 and 12

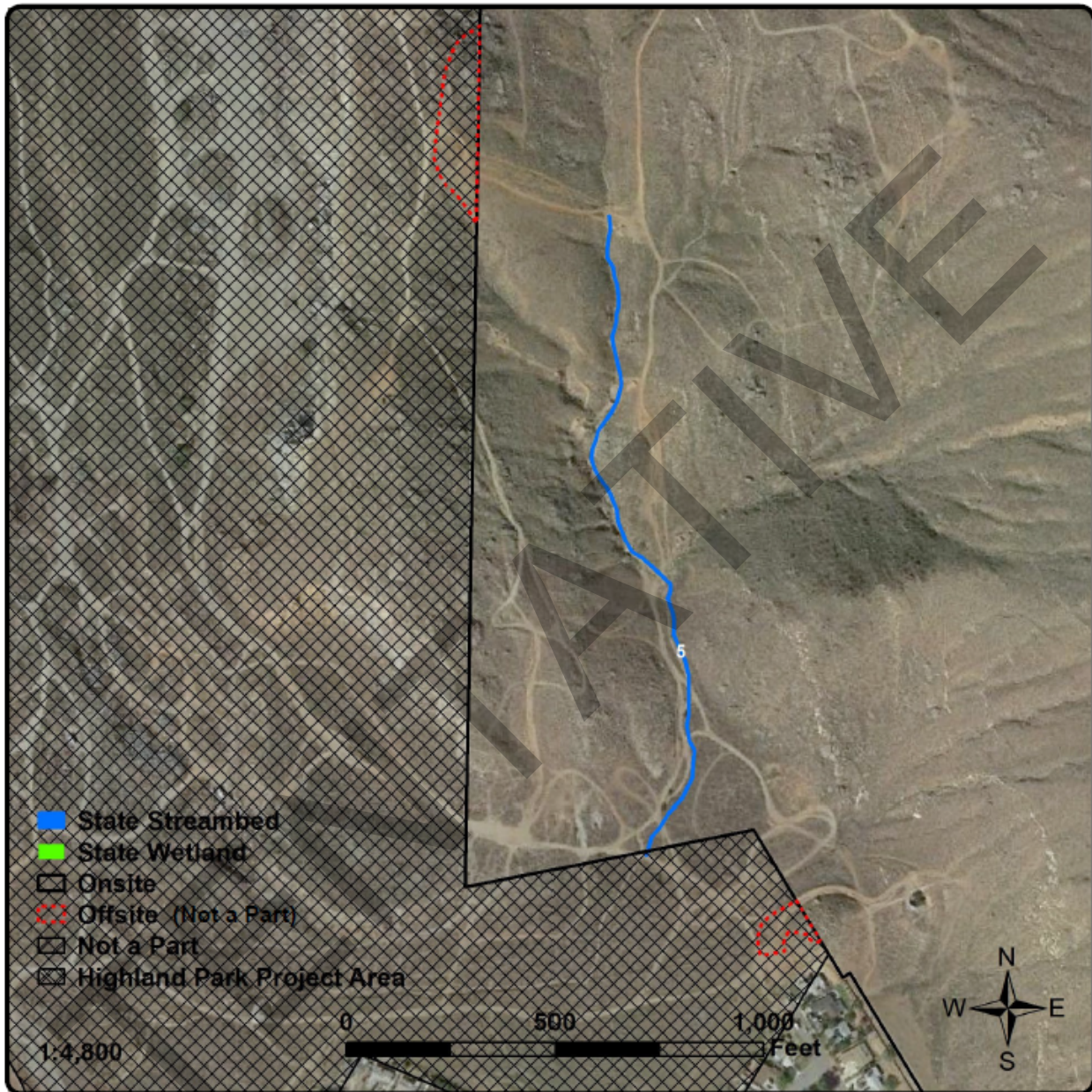


Figure 8. Map of Jurisdictional Drainage 5

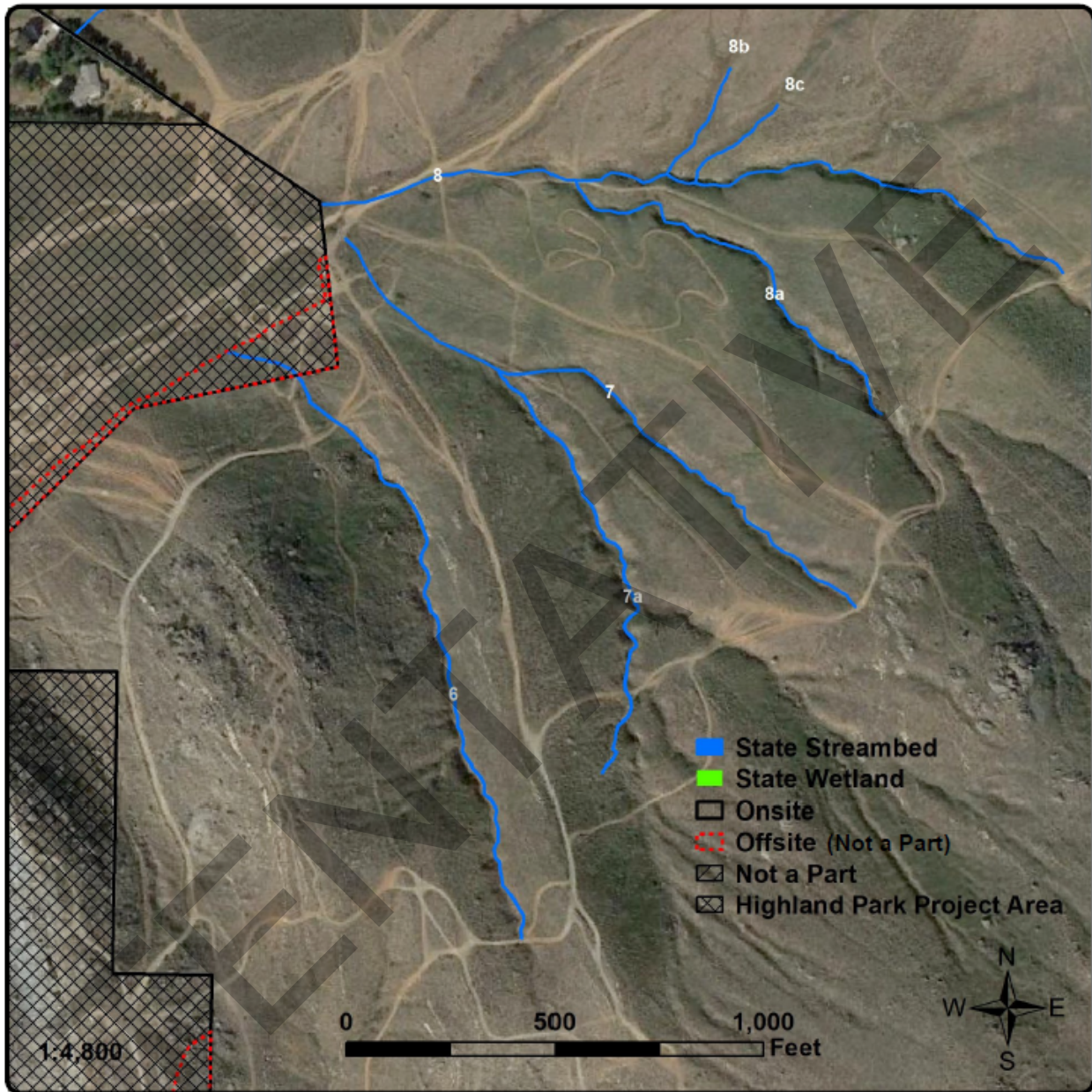


Figure 9. Map of Jurisdictional Drainages 6-8

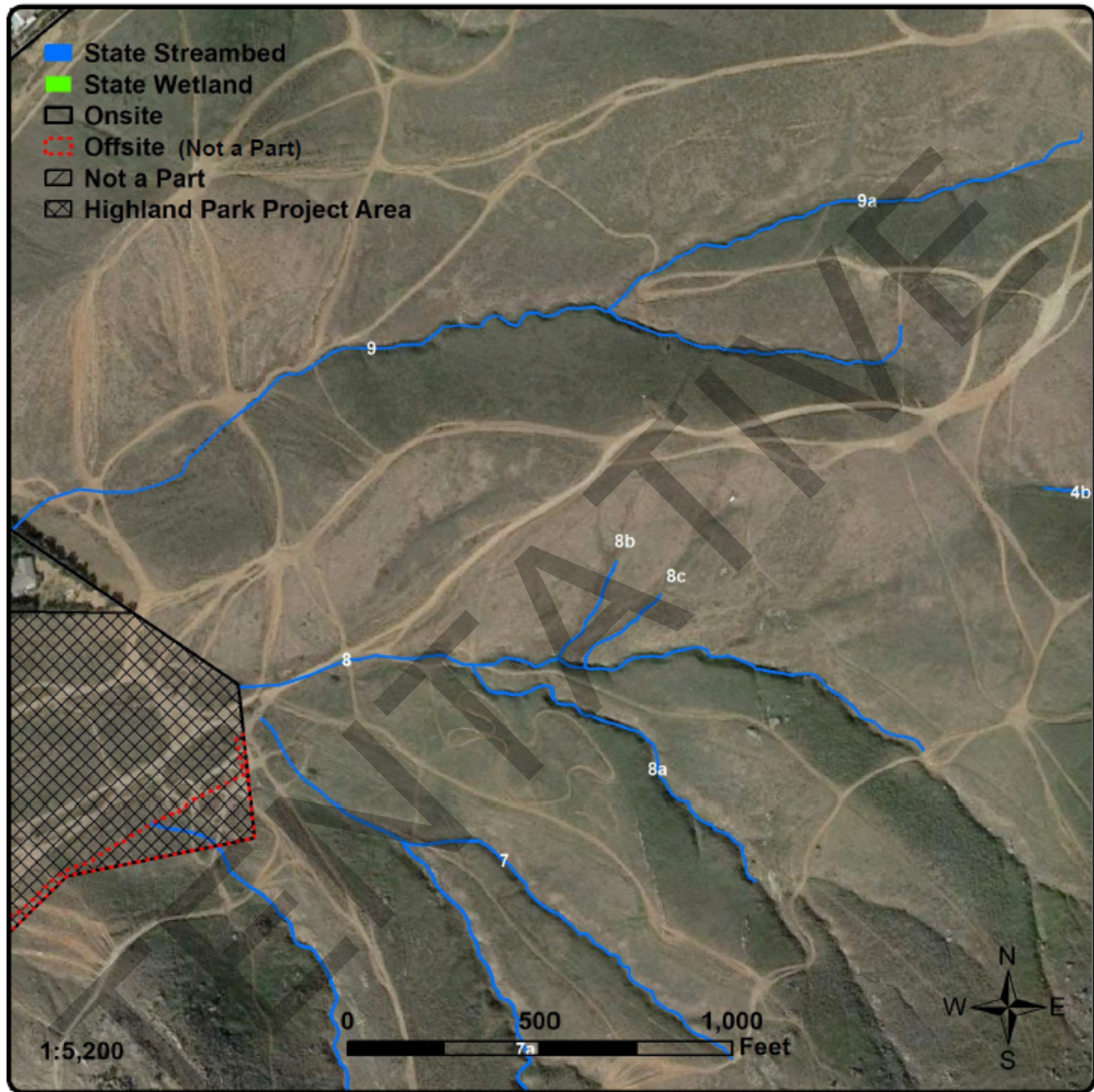


Figure 10. Map of Jurisdictional Drainage 9

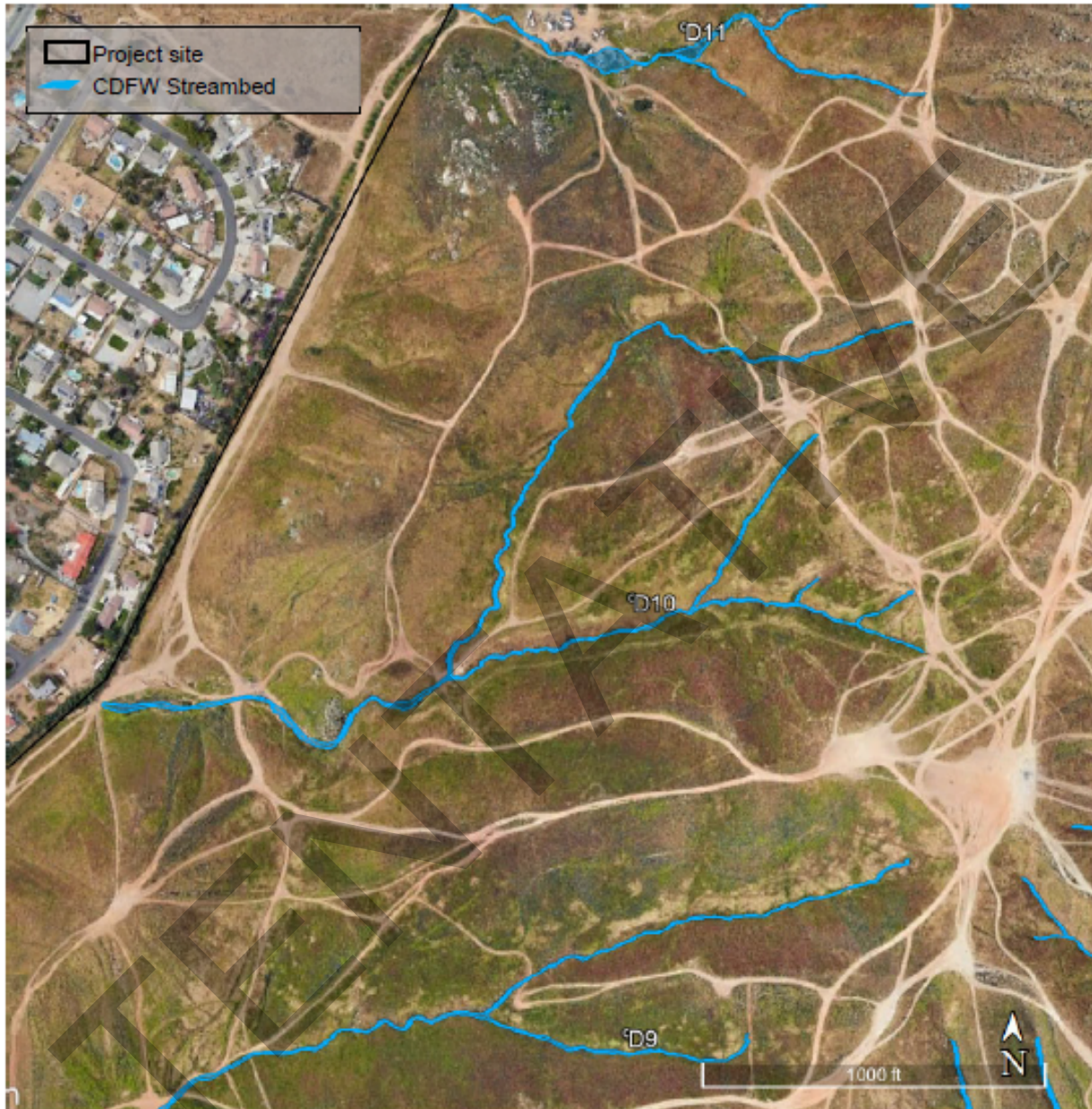


Figure 11. Map of Jurisdictional Drainage 10

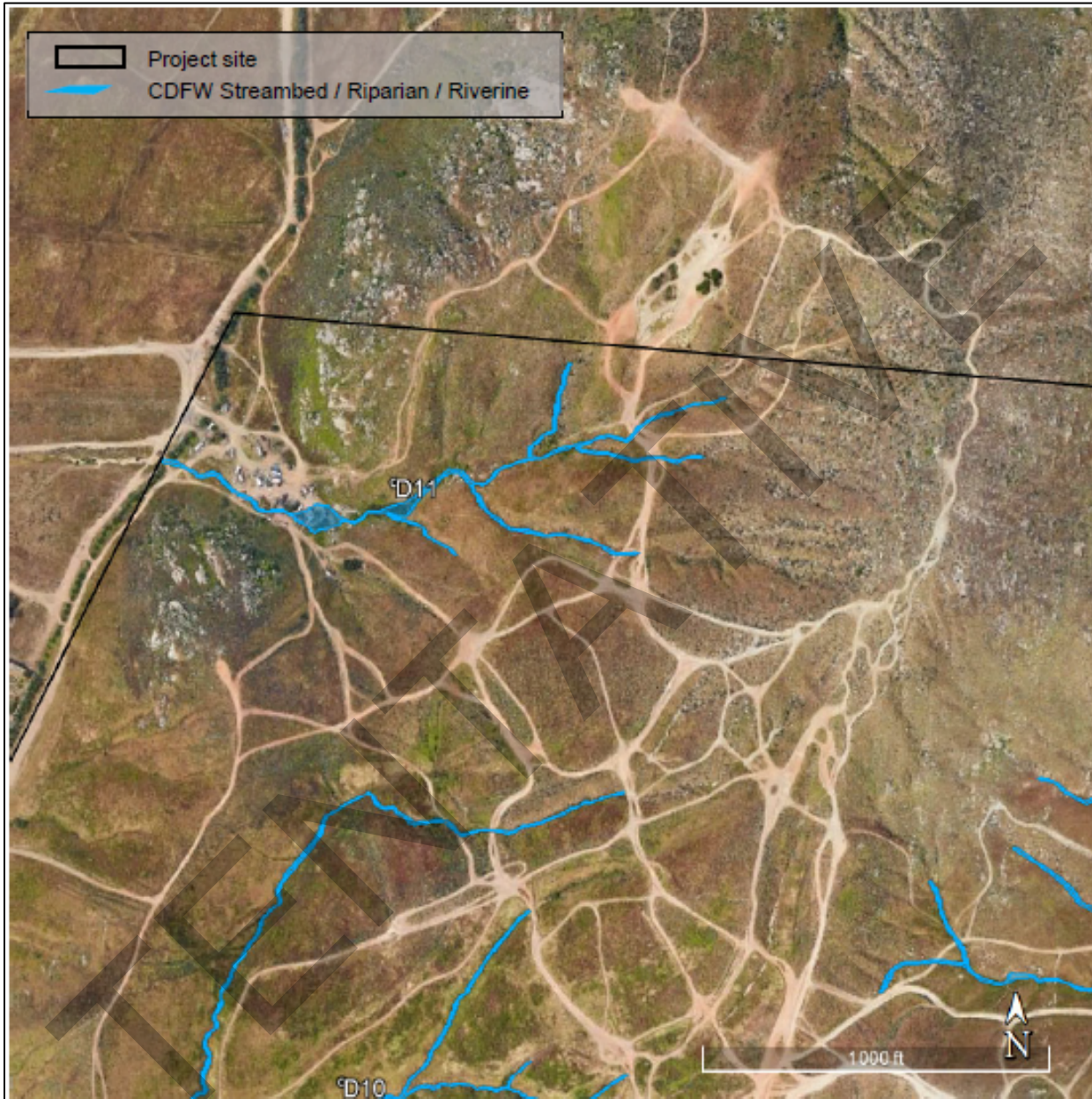


Figure 12. Map of Jurisdictional Drainage 11

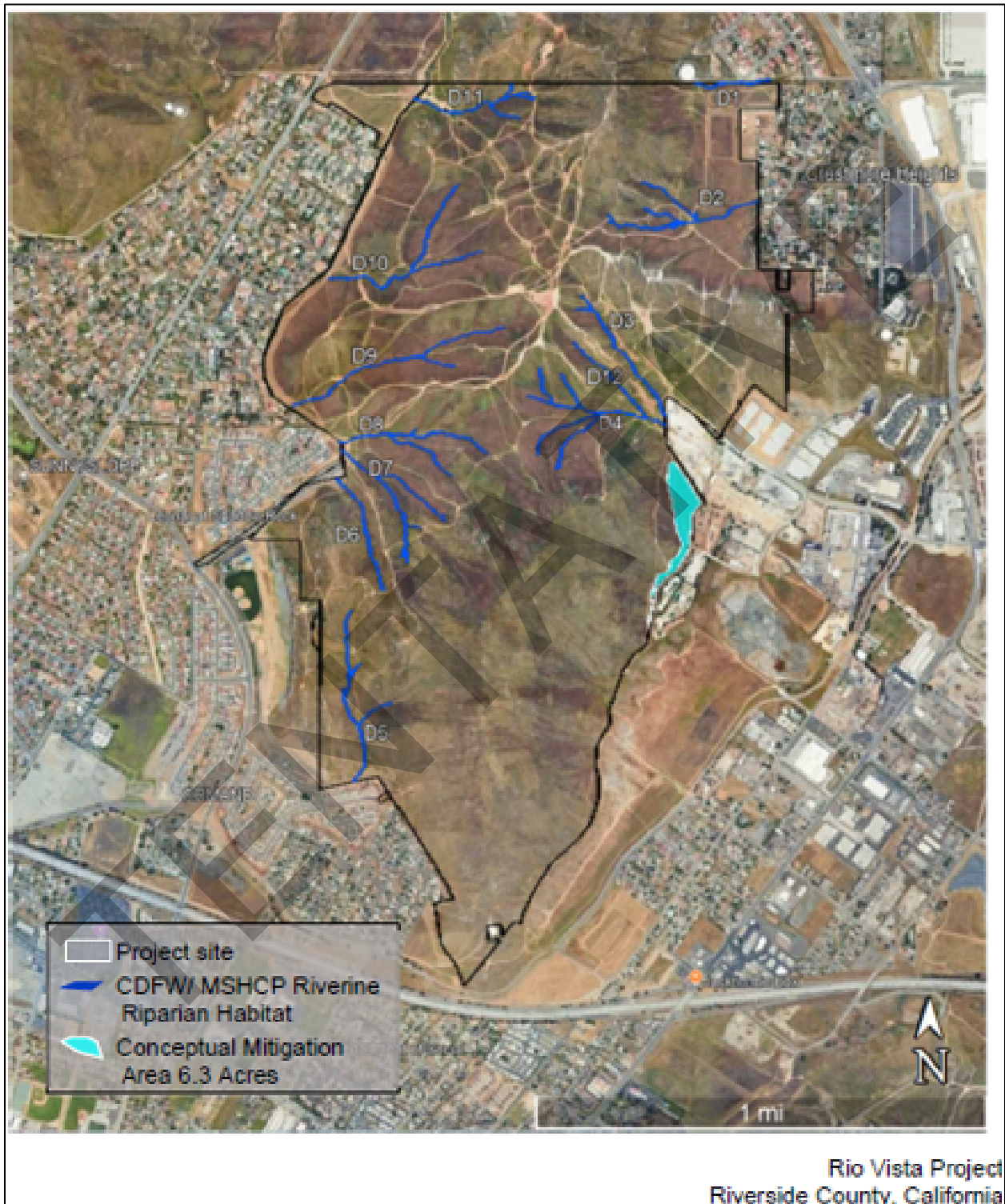


Figure 13. Map of Conceptual Mitigation Location

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Copies of this Form

In order to identify your Project, it is necessary to include a copy of the Project-specific Report and Notification Cover Sheet below with your report (see below). Please retain a copy for your records.

Report Submittal Instructions

- 1) Check the box on the *Report and Notification Cover Sheet* next to the report or notification you are submitting.
 - a) Part A (Annual Report): Submitted annually no later than January 31st for the previous reporting period from January 1st to December 31st until a *Notice of Project Complete Letter* is issued.
 - b) Part B (Project Status Notifications): Used to notify the Santa Ana Water Board of the status of the Project schedule that may affect Project billing.
- 2) Sign the *Report and Notification Cover Sheet* and attach all information requested for the Report Type.
- 3) Electronic Report Submittal Instructions:
 - a) Submit signed *Report and Notification Cover Sheet* and required information via email to: RB8-401Reporting@waterboards.ca.gov
 - b) Include in the subject line of the email: Order R8-2025-0070 and Report Type Name
 - c) Additionally, electronically submit Annual Reports using the State Water Board's California Integrated Water Quality System (CIWQS) Program website [California Integrated Water Quality System Project \(CIWQS\) | California State Water Resources Control Board](#). The CIWQS website will provide additional information for report submittal in the event there will be a planned service interruption for electronic submittal.

Definition of Reporting Terms

- 1) **Active Discharge Period:** The active discharge period begins with the effective date of this Order and ends on the date that the Discharger receives a *Notice of Completion of Discharges Letter* or, if no post-construction monitoring is required, a *Notice of Project Complete Letter*. The Active Discharge Period includes all elements of the Project, including site construction and restoration, and any permittee-responsible compensatory mitigation construction.
- 2) **Request for Notice of Completion of Discharges Letter:** This request by the Discharger to the Santa Ana Water Board staff pertains to projects that have post construction monitoring requirements (e.g., if site restoration were required to be

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Definition of Reporting Terms

monitored for five (5) years following construction). Santa Ana Water Board staff will review the request and send a *Completion of Discharges Letter* to the Discharger upon approval. This letter will initiate the post-discharge monitoring period and a change in fees from the annual active discharge fee to the annual post-discharge monitoring fee.

- 3) **Request for Notice of Project Complete Letter:** This request by the Discharger to the Santa Ana Water Board staff pertains to projects that either have completed post-construction monitoring and achieved performance standards, or have no post-construction monitoring requirements and no further Project activities are planned. Santa Ana Water Board staff will review the request and send a *Project Complete Letter* to the Discharger upon approval. Termination of annual invoicing of fees will correspond with the expiration or termination by Board action of this Order.

Map/Photo Documentation Information

When submitting maps or photos, please use the following formats.

Map Format Information:

Preferred map formats of at least 1:24000 (1" = 2000') detail:

- **GIS shapefiles:** The shapefiles shall depict the boundaries of all Project areas and extent of aquatic resources impacted. Each shape should be attributed with the extent/type of aquatic resources impacted. Features and boundaries should be accurate to within 33 feet (10 meters). Identify datum/projection used and, if possible, provide map with a North American Datum of 1983 (NAD83) in the California Teale Albers projection in feet.
- **Google KML files:** Maps shall show the boundaries of all Project areas and extent/type of aquatic resources impacted. Include URL(s) of maps. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.
- **Other electronic format:** (CAD or illustration format) that provides a context for location (inclusion of landmarks, known structures, geographic coordinates, or USGS DRG or DOQQ). Maps shall show the boundaries of all Project areas and extent/type of aquatic resources impacted. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.

Photo-Documentation: Include a unique identifier, date stamp, written description of photo details, and latitude/longitude (in decimal degrees) or map indicating location of photo. Successive photos should be taken from the same vantage point to compare pre/post-construction conditions.

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ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report and Notification Cover Sheet
Project: Rio Vista
Discharger: Richland Planned Communities, Inc.
Order No.: R8-2025-0070
Order Effective Date: October 24, 2025

Report Type Submitted
<input type="checkbox"/> Report Type 1: Annual Report
<input type="checkbox"/> Report Type 2: Commencement of Construction Report
<input type="checkbox"/> Report Type 3: Noncompliance with Water Quality Standards Report
<input type="checkbox"/> Report Type 4: Request for Notice of Completion Discharges Letter
<input type="checkbox"/> Report Type 5: Request for Notice of Project Complete Letter
<input type="checkbox"/> Report Type 6: Transfer of Property Ownership Report

“I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments 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.”

STATEMENT OF AUTHORIZATION (include if authorization has changed since application was submitted)

I hereby authorize _____ to act in my behalf as my representative in the submittal of this report, and to furnish upon request supplemental information in support of this submittal.

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Report Type 1	Annual Report
Purpose:	Notify the Santa Ana Water Board staff of Project status during both the active discharge and post-discharge monitoring periods.
When to Submit:	The reporting period is from January 1st to December 31st. The Discharger shall submit an Annual Report each year no later than January 31st for the previous reporting period if the Certification effective date is at least 90 days within the reporting period. Annual reporting shall continue until a Notice of Project Complete Letter is issued to the Discharger.
Report Contents:	<p>Part A:</p> <ol style="list-style-type: none"> 1. Project progress and schedule, including initial ground disturbance, site clearing and grubbing, road construction, site construction, and the implementation status of construction storm water BMPs. If construction has not started, provide estimated start date and reasons for delay. <p>Part B:</p> <ol style="list-style-type: none"> 1. Planned date of initiation of compensatory mitigation site installation. 2. If installation is in progress, a map of what has been completed to date. 3. If the compensatory mitigation site has been installed, provide a final map and information concerning attainment of performance standards contained in the compensatory mitigation plan.

Report Type 2	Commencement of Construction
Purpose:	Notify the Santa Ana Water Board staff prior to the start of construction.
When to Submit:	Must be received at least seven (7) days to start of initial ground disturbance activities.
Report Contents:	<ol style="list-style-type: none"> 1. Date of commencement of construction. 2. Anticipated date when discharges to waters of the state will occur. 3. Project schedule milestones, including a schedule for onsite compensatory mitigation, if applicable.

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Report Type 3:	Noncompliance with Water Quality Standards Report
Purpose:	Notify Santa Ana Water Board staff that a violation of compliance with water quality standards has occurred.
When to Submit:	The Discharger shall report any event that causes a violation of water quality standards within three (3) working days of the noncompliance event notification to Santa Ana Water Board staff.
Report Contents:	The report shall include: the cause; the location shown on a map; and the period of noncompliance, including exact dates and times. If the noncompliance has not been corrected, include: the anticipated time it is expected to continue; the steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance; and any monitoring results, if required by Santa Ana Water Board staff.

Report Type 4	Request for Notice of Completion of Discharge Letter
Purpose:	Notify Santa Ana Water Board staff that post-construction monitoring is required and that active Project construction, including any mitigation and Discharger-responsible compensatory mitigation, is complete.
When to Submit:	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
Report Contents:	<ol style="list-style-type: none"> 1. Status of storm water Notice of Termination(s), if applicable. 2. Status of post-construction storm water BMP installation. 3. Pre- and post-photo documentation of all Project activity sites where the discharge of dredge and/or fill/excavation was authorized. 4. Summary of deviation discharge quantities compared to initial authorized impacts to waters of the state, if applicable. 5. An updated monitoring schedule for mitigation for temporary impacts to waters of the state and Discharger-responsible compensatory mitigation during the post-discharge monitoring period, if applicable.

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ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 5	Request for Notice of Project Complete Letter
Purpose:	Notify Santa Ana Water Board staff that construction and/or any post-construction monitoring is complete, or is not required, and no further Project activity is planned.
When to Submit:	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
Report Contents:	<p>Part A: Mitigation for Temporary Impacts (if applicable)</p> <ol style="list-style-type: none"> 1. A report establishing that the performance standards outlined in the restoration plan have been met for Project site upland areas of temporary disturbance that could result in a discharge to waters of the state. 2. A report establishing that the performance standards outlined in the restoration plan have been met for restored areas of temporary impacts to waters of the state. Pre- and post-photo documentation of all restoration sites. <p>Part B: Discharger-Responsible Compensatory Mitigation (if applicable)</p> <ol style="list-style-type: none"> 1. A report establishing that the performance standards outlined in the compensatory mitigation plan have been met. 2. Status on the implementation of the long-term maintenance and management plan and funding of endowment. 3. Pre- and post-photo documentation of all compensatory mitigation sites. 4. Final maps of all compensatory mitigation areas (including buffers).

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ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 6	Transfer of Property Ownership
Purpose:	Notify Santa Ana Water staff of change in ownership of the Project or Discharger-responsible mitigation area.
When to Submit:	At least 30 working days prior to the transfer of ownership.
Report Contents:	<ol style="list-style-type: none"> 1. A statement that the Discharger has provided the purchaser with a copy of this Order and that the purchaser understands and accepts: <ul style="list-style-type: none"> • the Order’s requirements and the obligation to implement them or be subject to administrative and/or civil liability for failure to do so; and • responsibility for compliance with any long-term BMP maintenance plan requirements in this Order. 2. A statement that the Discharger has informed the purchaser to submit a written request to the Santa Ana Water Board to be named as the Discharger in a revised order.

ATTACHMENT C—SIGNATORY REQUIREMENTS

All Documents Submitted in Compliance With this Order Shall Meet the Following Signatory Requirements

1. All applications, reports, or information submitted to the Santa Ana Water Board shall be signed and certified as follows:
 - a. For a corporation, by a responsible corporate officer of at least the level of vice-president.
 - b. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.
 - c. For a municipality, or a State, federal, or other public agency, by either a principal executive officer or ranking elected official.
2. A duly authorized representative of a person designated in items 1.a through 1.c above may sign documents if:
 - a. The authorization is made in writing by a person described in items 1.a through 1.c above.
 - b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.
 - c. The written authorization is submitted to the Santa Ana Water Board staff contact prior to submitting any documents listed in item 1 above.
3. Any person signing a document under this section shall make the following certification:

“I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that with the information submitted in this document and all attachments 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.”