

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332022-07

Project Name: Rio Vista Project

Date Posted: 5/05/2022

Received: 4/27/2022

Project City: Jurupa Valley

Project County: Riverside

Applicant Organization: Richland Communities, Inc./HB Colony Investments, LLC

Applicant Name: Brian Hardy

Waterboard Staff: KF

Brief Description of Project:

Project Description: The proposed project will provide up to 1697 dwelling units on ±204 acres and related improvements in response to market demand. As well as ±82 acres of Business Park/Commercial uses, ±58 acres of Light Industrial, ±510 acres of natural open space, ±15 acres of recreational amenities and 13 acres for a new public elementary school.

Project Activities: Rio Vista would provide approximately 510.8 acres of open space (conservation), consisting of a combination of natural open space, revegetated manufactured slopes, and regraded and revegetated slopes. Existing informal trails would remain, and no new trails would be created into the open space. In addition, an integrated system of hard- and soft-surface (decomposed granite) trails would provide access from the residential neighborhoods to the school site, the community park, and the informal dirt trails located in the open space area. A bike path and soft-surface trail would be provided within a 30-foot-wide easement along 20th Street through the central portion of the site. Total recreational areas would be approximately 529.2 acres, or 58 percent of the project site. State jurisdictional areas on the project include 3.15 ac of waters with no federal water or wetlands. Of this 2.74 acres of state water will be impacted. None of the onsite drainages qualify as wetlands due to a lack of hydric indicators in the substrate, though some facultative vegetation is present i.e.: mulefat and Peruvian peppers. Isolated willows are present though no surface water is present past rain events, most water drains quickly due to topography or is absorbed and quickly disperses into the sandy soils. Flows leaving the site do not connect with the Santa Ana River. There are no wetland resources immediately adjacent or downstream which would be negatively impacted by the development of the proposed project and no diversion of waters from the current drainage pattern is planned. An AJD has been issued by the USACE.