

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Supervisor Jeff Stone, District III

**SUBMITTAL DATE:** February 14, 2012

**SUBJECT:** Sewer Connection Requirements for Wine Country

**RECOMMENDED MOTION:** That the Board of Supervisors direct staff to condition projects, that are located within the Phase I and Phase II of the Wine Country (Sewer) Infrastructure Study, for sewer connection


**BACKGROUND:** The Temecula Valley Wine Country Community Plan was initiated by the County Board of Supervisors to ensure that the Wine Country continues to grow in an orderly manner that maximizes the area's unique viticulture potential, equestrian character and rural lifestyle. This Community Plan is intended to encourage desirable land uses, a well-integrated transportation network, and timely-provision of community services that foster a sustainable tourist destination in this economically thriving region of the Southwestern Riverside County.

To further the objectives of this Community Plan, County staff has collaborated with the San Diego Regional Water Quality Control Board, (SDRWQCB) Eastern Municipal Water District (EMWD), and Rancho California Water District (RCWD), to:

1. Secure the necessary sewer infrastructure to keep up with the growth in Wine Country, and
2. Ensure that ground-water quality is maintained at its desirable level as set forth by the San Diego Regional Water Quality Control Board.

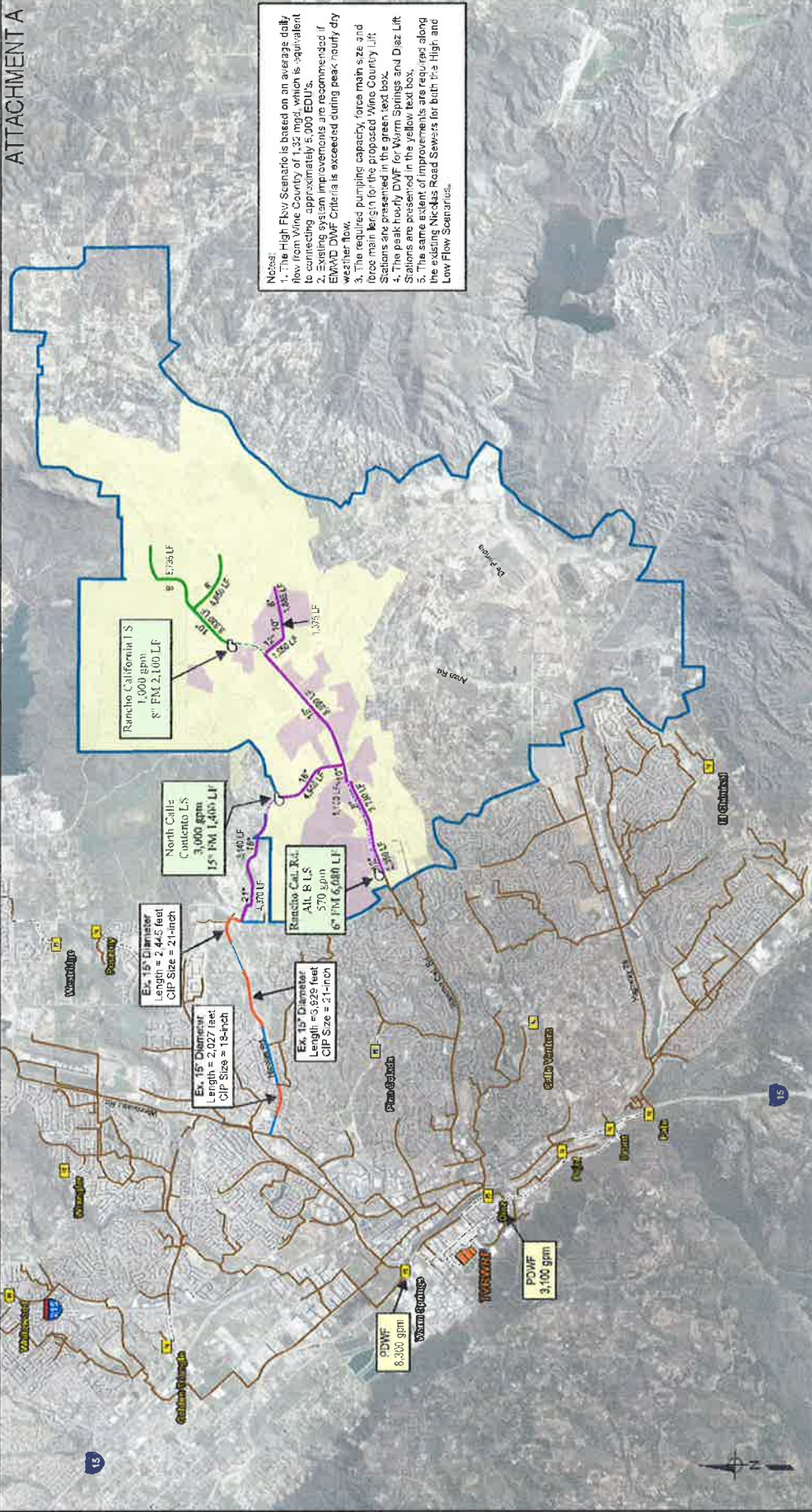
As a result of those efforts, EMWD prepared and published a Wine Country (Sewer) Infrastructure Study based upon the growth assumptions of the Community Plan, which divided the community plan into three construction phases of sewer infrastructure. Recognizing the near-term growth demands, the County and EMWD agreed to concentrate their efforts on sewer improvements within Phases I and II of the Infrastructure Study (Attachment A). At this time, the County and EMWD are evaluating various options to fund the necessary sewer infrastructure improvements that would secure the economic vitality of this region. In coordination, EMWD has identified a preliminary total cost estimate for the Phases I and II sewer improvements as well as per equivalent dwelling unit cost for future projects.

In order to ensure timely provision of, and adequate funding for, sewer-infrastructure in Wine Country, it is critical to condition every project for sewer-connection within Phases I and II of the Wine Country Infrastructure Study Area as outlined in Attachment B.

  
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 Jeff Stone  
 Third District

Policy  
 Policy  
 Consent  
 Consent  
 Department Recommendation:  
 Per Executive Office:

ATTACHMENT A

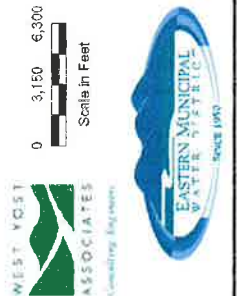


Notes:

1. The High Flow Scenario is based on an average daily flow from Wine Country of 1.32 mgd, which is equivalent to connecting approximately 5,000 EDUs.
2. Existing system improvements are recommended for EMWD DMF Criteria is exceeded during peak hourly dry weather flow.
3. The required pumping capacity, force main size and pipe main length for the proposed Wine Country Lift Station are shown in the yellow text boxes.
4. The peak hourly DMF for Wine Springs and Diaz Lift Stations are presented in the yellow text box.
5. The same extent of improvements are required along the existing Nicolas Road Sewers for both the High and Low Flow Scenarios.

FIGURE 2

Eastern Municipal Water District  
 Wine Country Infrastructure Study  
 Modified Alternative B Analysis,  
 High Flow Scenario



Recommended Improvements along Nicolas Road

Improvements Required

- Existing Sewers with no improvements
- Wine Country Policy Plan Area

Wine Country Area

- Proposed Lift Station

Wine Country Proposed System

- Phase 1 Force Main
- Phase 2 Force Main
- Phase 2 Gravity

EMWD Sewers

- EMWD Modeled Sewers
- Existing Lift Station
- Existing Force Main

Wine Country Parcels Included in

- Phase 1
- Phase 2

## **ATTACHMENT B**

### **TEMECULA VALLEY WINE COUNTRY (TVWC) DRAFT CONDITIONS OF APPROVAL**

#### **E HEALTH 10 TVWC PHASE I/II - SEWER CONNECTION FOR COMMERCIAL PROJECTS**

Commercial projects within the Phase I and Phase II of (Sewer) Infrastructure Study Area proposing onsite wastewater treatment exceeding cumulative discharges of wastewater flow greater than 1, 200 gallons per day shall connect to the sanitary sewer within 60 days of it becoming available, for the disposal of all wastewater. Sewer shall be considered available when the main sewer is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active.

In the mean time, these commercial projects shall be allowed to install a 1,200 gallons per day conventional septic system with engineered flowmeter/diversion valve system to shift flow exceeding that amount to a holding tank under existing Department of Environmental Health authority. The interim conventional system and/or holding tank shall not be used after sewer becomes available and a total of five years. The project proponents shall sign a Project Participation Agreement with Eastern Municipal Water District to financially participate in the sewer project and a copy thereof shall be provided to the Department of Environmental Health.

#### **E HEALTH 10 TVWC PHASE I/II - SEWER CONNECTION FOR RESIDENTIAL SUBDIVISIONS**

Residential Subdivision (proposing to create five or more lots) within the Phase I and Phase II of (Sewer) Infrastructure Study Area shall connect to the sanitary sewer within 60 days of it becoming available, for the disposal of all wastewater. Sewer shall be considered available when the main sewer is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active.

#### **E HEALTH 80 TVWC PHASE I/II - SEWER CONNECTION FEE FOR COMMERCIAL PROJECTS**

Prior to the Issuance of a Building Permit, commercial projects within the Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer connection fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

#### **E HEALTH 80 TVWC PHASE I/II - SEWER CONNECTION FEE FOR RESIDENTIAL SUBDIVISIONS**

Prior to the Issuance of a Building Permit, residential subdivision (proposing to create five or more lots) within the Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer connection fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

#### **E HEALTH 90 TVWC PHASE I/II - SEWER SURCHARGE FEE FOR COMMERCIAL PROJECTS**

Prior to Building Final, commercial projects within the Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer surcharge fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

**E HEALTH 90 TVWC PHASE I/II - SEWER SURCHARGE FEE FOR RESIDENTIAL SUBDIVISIONS**

Prior to Building Final, residential subdivision (proposing to create five or more lots) within the Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer surcharge fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.