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GOVERNOR

MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

**Colorado River Basin Regional Water Quality Control Board**

August 4, 2014

Mr. George Baker  
Shadow Valley Heights LLC  
Palm Canyon Group LLC  
1 Corporate Plaza Drive, Suite 110  
Newport Beach, CA 92660

**RE: ORDER FOR TECHNICALLY-CONDITIONED CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION FOR DISCHARGE OF DREDGED AND/OR FILL MATERIALS**

**PROJECT:** This federal Clean Water Act Section 401 Water Quality Certification (WQC) (33 U.S.C. § 1341) is written for the Shadow Valley Heights LLC - Tesoro Tentative Tract No. 33668, WDID NO. 7A333141001

**APPLICANT:** Shadow Valley Heights LLC

- ACTION:**
- 1.  Order for Standard Certification
  - 2.  Order for Technically-Conditioned Certification
  - 3.  Order for Denial of Certification

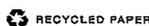
**STANDARD CONDITIONS:**

The following standard conditions apply to all certification actions, except as noted above under Action 3 for denials.

- 1. This certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the California Water Code and section 3867 of Title 23 of the California Code of Regulations (23 CCR).
- 2. This certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent certification application was filed pursuant to 23 CCR section 3855(b) and the application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.

ELLEN WAY, CHAIR | ROBERT PERDUE, EXECUTIVE OFFICER

73-720 Fred Waring Drive, Suite 100, Palm Desert, CA 92260. | [www.waterboards.ca.gov/coloradoriver](http://www.waterboards.ca.gov/coloradoriver)



3. The validity of any non-denial certification action (Actions 1 and 2) shall be conditioned upon total payment of the full fee required under 23 CCR section 3833, unless otherwise stated in writing by the certifying agency.
4. In the event of any violation or threatened violation of the conditions of this certification, the violation or threatened violation shall be subject to any remedies, penalties, process, or sanctions as provided for under State law. For purposes of Clean Water Act (CWA) section 401(d), the applicability of any State law authorizing remedies, penalties, process, or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Water Quality Certification (WQC).
  - a. In response to a suspected violation of any condition of this WQC, the Colorado River Basin Regional Water Quality Control Board (Colorado River Basin Water Board) may require the holder of any permit or license subject to this certification to furnish, under penalty of perjury, any technical or monitoring reports the Colorado River Basin Water Board deems appropriate, provided that the burden, including cost of the reports, shall be in reasonable relationship to the need for the reports and the benefits to be obtained from the reports.
  - b. In response to any violation of the conditions of this WQC, the Colorado River Basin Water Board may add to or modify the conditions of this certification as appropriate to ensure compliance.

**ADDITIONAL CONDITIONS:**

The following additional conditions apply to this certification:

1. This WQC applies towards the proposed project (Project) as described in a 401 application received by the Colorado River Basin Water Board on May 14, 2014. Updated information was received on July 23, 2014.
2. The Applicant shall provide the Colorado River Basin Water Board and other interested agencies with written notification of any significant modifications made to the Project prior to implementation of the modifications.
3. This WQC does not convey any property rights of any sort or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.

4. This WQC does not authorize the Applicant or any associated party to trespass on any land or property unless the applicant has obtained written authorization or acquired a special use authorization permit from the land or property owner.
5. A copy of this WQC shall be provided to the appropriate onsite Supervisor for the Project. All personnel performing work on the proposed Project shall be familiar with the content of this WQC. Copies of the WQC shall be readily available at the Project site at all times during periods of active work and shall be presented to regulatory agency representatives upon request.
6. The Applicant shall grant Colorado River Basin Water Board staff, or an authorized representative, upon presentation of credentials and other documents as may be required by law, to enter the Project site at reasonable times, to ensure compliance with the terms and conditions of this WQC and/or to determine the impacts the Project may have on waters of the United States.
7. The proposed Project shall not be enlarged or extend beyond the proposed Project impact area. The Applicant shall delineate the Project boundaries and staging areas with stakes, flags and/or temporary construction fencing.
8. The area of vegetation and soil disturbance shall be restricted to the smallest extent possible.
9. The Project shall not discharge substances in concentrations toxic to human, plant, animal, or aquatic life or that produce detrimental physiological responses.
10. The Project shall not discharge waste classified as "hazardous" as defined in Title 23 California Code of Regulations (CCR) section 2521, California Health and Safety Code section 25140, and Title 22, CCR, section 66260.10 et seq.
11. No oil, petroleum products, or rubbish shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the United States.
12. No equipment maintenance will be done within or near any stream channel where petroleum products or other pollutants from the equipment may enter waters of the United States.
13. Equipment refueling shall not occur within waters of the United States.
14. Any oil or grease leaks shall be immediately cleaned up.

15. The Applicant shall ensure that all contaminated material and/or contaminated soil removed or excavated from the Project site is properly loaded, transported, and disposed of in accordance with Federal, State, and local regulations.
16. Staging/storage areas for equipment and materials shall be located outside of waters of the United States.
17. The Applicant shall ensure that all disturbed and filled areas are adequately stabilized and protected from erosion and siltation by implementing appropriate soil stabilization, sedimentation and silt control measures.
18. Any flow diversion used during construction shall be designed in a manner to prevent pollution, minimize siltation, and shall provide flows to downstream reaches. Flows shall be maintained to support existing aquatic life and riparian wetlands and habitat that may be located upstream and downstream from any temporary diversion.
19. The Applicant shall restore drainages, to the greatest extent possible, to the original bank configuration, stream bottom width, and channel gradient.
20. All temporary facilities and impacts shall be removed and restored to the preexisting conditions and contours to the extent practicable.
21. Construction related materials and wastes shall be removed from the Project site upon completion of the Project.
22. The Applicant shall submit Notice to the Colorado River Basin Water Board within 60-days of completion of the Project. The Notice shall include: 1) a detailed summary of the mitigation and restoration activities implemented during the Project and 2) provide photographic documentation that supports the information summarized in the Notice.
23. The Colorado River Basin Water Board reserves the right to suspend, cancel, or modify and reissue this WQC, after providing notice to the Applicant and/or responsible Site-Supervisor, if the Colorado River Basin Water Board determines that the Project fails to comply with any of the terms or conditions of this WQC.
24. The Applicant shall orally notify the Colorado River Basin Water Board of any noncompliance that may impact the beneficial uses of waters of the United States, as soon as notification is possible and notification can be provided without substantially impeding measures necessary to address the noncompliance.

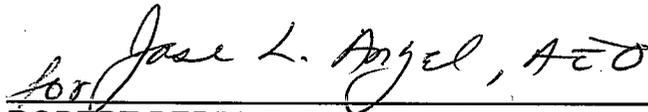
**REGIONAL WATER QUALITY CONTROL BOARD CONTACT PERSON:**

If you have any questions, please contact Jay Mirpour, Water Resources Control Engineer, at (760) 776-8981 or [jmirpour@waterboards.ca.gov](mailto:jmirpour@waterboards.ca.gov).

**WATER QUALITY CERTIFICATION:**

I hereby issue an order certifying that any discharge from the referenced Project will comply with the applicable provisions of sections 301 (Effluent Limitations), 302 (Water Quality Related Effluent Limitations), 303 (Water Quality Standards and Implementation Plans), 306 (National Standards of Performance), and 307 (Toxic and Pretreatment Effluent Standards) of the Clean Water Act, and with other applicable requirements of State law.

Except insofar as may be modified by any preceding conditions, all certification actions are contingent on (a) the discharge being limited and all proposed mitigation being completed in strict compliance with the applicants' Project description and the attached Project Information Sheet, and (b) compliance with all applicable requirements of the Colorado River Basin Water Board's Water Quality Control Plan (Basin Plan).



ROBERT PERDUE, Executive Officer  
Colorado River Basin Regional Water Quality Control Board

JJM/

cc: Shanti Abichandani Santulli, U.S. Army Corps of Engineers, Los Angeles District  
Bill Orme, SWRCB, Division of Water Quality, Water Quality Certification Unit  
Elizabeth Goldmann, U.S. Environmental Protection Agency, Region 9  
Thomas A. Vandenberg, Office of Chief Counsel, SWRCB

File: Shadow Valley Heights LLC - Tesoro Tentative Tract No. 33668, WDID  
NO.7A333141001

**PROJECT INFORMATION**

- Application Date:** This WQC applies towards the proposed project (Project) as described in a 401 application received by the Colorado River Basin Water Board on May 14, 2014. Updated information was received on July 23, 2014.
- Applicant:** Shadow Valley Heights LLC/Palm Canyon Group LLC  
Contact: Mr. George Baker, (949) 729-1660 ext. 106
- Applicant Representative:** Gonzales Environmental Consulting, LLC  
Contact: Paul Gonzales, (760) 777-1621
- Project Name:** Shadow Valley Heights LLC - Tesoro Tentative Tract No. 33668, WDID NO.7A333141001
- Start and Completion:** Start Date: August 1, 2014  
End Date: December 2016
- Project Description:** Shadow Valley Heights LLC proposes to construct 107 single family lots, 1 public street lot, 6 private street lots, 2 mountain open space lots, 1 open space/recreation lot, 9 open space/landscape lots, and 1 open space/access lot and a bridge across West Cathedral Canyon Flood Control Channel.
- Project Location:** City or area: City of Cathedral City, Riverside, California.  
Longitude/Latitude: 116.28'19"West x 33.46'45"North  
Township/Range: Cathedral City Quadrangle, Township 5 South, Range 5 East, Section 33, San Bernardino Base Meridian
- Receiving Water(s):** West Cathedral Canyon Wash (Flood Control Channel) tributary to Whitewater River (Coachella Valley Stormwater Channel)
- Acres and Linear Feet Impacted:** 0.03 acre (permanent) and 0.11 acre (temporary) streambed (vegetated)

**Standard Best  
Management**

**Practices (BMPs):**

- No toxic and/or hazardous materials shall be stored near or within wash/drainage areas. To extent possible, these materials will be offsite and/or placed in appropriate secondary containment.

- Work and staging areas and temporary access routes will be sized, located and flagged so as to limit potential impacts to natural areas. Previous disturbed areas will be used to the extent feasible.

- No fueling or maintenance of equipment and/or vehicles shall occur adjacent or within the wash/drainage areas.

- Spoil sites shall not be located where spoil could be washed back into the river, or where spoil will cover aquatic or riparian vegetation. Any materials placed in seasonally dry portions of the canal/ drainage areas that could be washed downstream or could be harmful to aquatic life shall be removed from the streambed prior to inundation by high flows.

- After completing the activities, the disturbed area will be restored to pre-existing contours and conditions to the extent feasible.

**Additional Site  
Specific BMPs:**

1. Carry out the project construction under standard Best Management Practices to maintain clean water flows and reduce impacts during construction to adjacent sensitive habitat areas.

2. Temporary construction fencing will be used to identify the agreed limits of disturbance within the storm drain channel.

3. Spoil sites shall not be located within the drainage, or where spoil shall be washed back into a drainage, or where it will cover aquatic or riparian vegetation.

4. Staging/storage areas for equipment and materials shall be located outside of the storm drain channel.

5. Access to the work site shall be via existing roads and access ramps.
6. Precautions to minimize turbidity/siltation shall be taken into account during project planning and implementation. This may require that the work site be isolated and/or the construction of silt catchment basins, so that silt, or other deleterious materials are not allowed to pass to downstream reaches.
7. All construction debris and associated materials shall be removed from the work site upon completion of this project.
8. Preparation shall be made so that runoff from steep, erodible surfaces will be diverted into stable areas with little erosion potential or contained behind erosion control structures. Erosion control structures such as straw bales and/or siltation control fencing shall be placed and maintained until the threat of erosion ceases. Frequent water checks shall be placed on dirt roads, cat tracks, or other work trails to control erosion.
9. Plastic sheeting or visquine will be readily available, and will cover exposed spoil piles and exposed areas to prevent these areas from losing loose soil into the stream. These covering materials shall be applied when it is evident rainy conditions threaten to erode loose soils into the stream.
10. Silty/turbid water shall not be discharged into the storm drain. Such water shall be settled, filtered, or otherwise treated prior to discharge. Silt barriers such as straw hay bales, will be placed and maintained, around the storm drain inlets for a period of 9 months after the completion of grading operations or until the threat of erosion from surrounding drainage ceases, whichever comes first. Silt around silt barriers will be removed on a as needed basis to prevent silty/turbid water from flowing around the silt barriers during storm events. Silt removal will take place after each 1 inch of rain fall, until the threat of erosion ceases.
11. Three extended detention basins, and a perforated underground vault, which will remain as a post-construction BMPs, will be used to treat on-site run-off.

**Federal Permit(s):** U.S. Army Corps of Engineers Nationwide Permit 14 (Linear Transportation Crossings)

**Status of CEQA:** Lead Agency: City of Cathedral City, State Clearinghouse Number: 2001101165. City of Cathedral City approved the project on October 26, 2005 and made the determination that a Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

***Do not mail this REVIEW and APPROVAL page with the main document.  
However, please retain with file copy.***

**SUBJECT: ORDER FOR TECHNICALLY-CONDITIONED CLEAN WATER ACT SECTION  
401 WATER QUALITY CERTIFICATION FOR DISCHARGE OF DREDGED  
AND/OR FILL MATERIALS**

Review and Approval Block<sup>1</sup>

Staff	Date	Initials/staff confirmation
Jay Mirpour	7.21.2014	
John Carmona	8.4.2014	JC
M. Serra		
Tom Vandenberg	7.23.2014	JM for TV
EO/AEO		

<sup>1</sup>Add your name, the date you reviewed the document and your initials prior to administration mailing.

Shanti Abichandani Santulli  
U.S. Army Corps of Engineers  
6010 Hidden Valley Road, Suite 105  
Carlsbad, California 92011

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Division of Water Quality  
State Water Resources Control Board  
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Sacramento, CA 95814

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Wetlands Regulatory Office  
U.S. Environmental Protection Agency, Region 9  
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