



Linda S. Adams
Secretary for
Environmental Protection

California Regional Water Quality Control Board

San Diego Region



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February 26, 2009

In reply refer to: CWU:04C-152:mporter

Certified Mail: 7008 1140 0002 8455 9206

John Arvin
Pardee Homes
10880 Wilshire Blvd, Suite 1900
Los Angeles, CA 90024

WDID	9 000001650
CIWQS:	
Reg. Measure	310828
Place	641282
Party	35434

Dear Mr. Arvin:

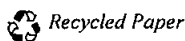
SUBJECT: Amendments to Clean Water Act Section 401 Water Quality Certification
No. 04C-152

On October 23, 2008 the California Regional Water Quality Control Board, San Diego Region (Regional Board) received a request from Pardee Homes to amend the Shaw Lorenz Development (Project) Section 401 Water Quality Certification, File No. 04C-152 (Certification), to modify the Treatment Control Best Management Practices (BMPs).

The Project is the development of 277 acres into 138 single-family residential units and related infrastructure (roads and utilities). One hundred fifty-one acres of the project site will not be developed and will be permanently protected as a dedicated open space. Pardee Homes is requesting an amendment to the Certification due to changes in the original design and Best Available Technology (BAT). A Value Engineering analysis was performed for the project and as a result, the quantity of storm drain and thus inlet structures has been reduced. Pardee Homes is requesting an amendment to the Certification to replace the originally proposed 56 Clearwater BMP 01s and 2 Contech Stormfilter filters with 47 BioClean Inserts with BioMedia Green Filters. This change will result in the treatment of the same volume of storm water and with the same categories of Treatment Control BMPs, inlet inserts and filtration.

After review of the Project's file, I concur that the proposed changes are reasonable modifications to the original Section 401 Water Quality Certification. As a result, the Section 401 Water Quality Certification for the Shaw Lorenz Development has been amended to reflect the proposed changes. The amendments are included as Enclosure 1.

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Mr. John Arvin
Pardee Homes
401 Certification 04C-152

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February 26, 2009

The heading portion of this letter includes a Regional Board code number noted after "In reply refer to:" In order to assist us in the processing of your correspondence please include this code number in the heading or subject line portion of all correspondence and reports to the Regional Board pertaining to this matter. If you have any questions regarding this notification, please contact Mike Porter at (858) 467-2726 or mporter@waterboards.ca.gov.

Respectfully,



JOHN H. ROBERTUS
Executive Officer

Enclosures

1. Addendum to 401 Certification 04C-152.

California Environmental Protection Agency

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD,
SAN DIEGO REGION**

ADDENDUM NO. 1 TO

**CLEAN WATER ACT SECTION 401
WATER QUALITY CERTIFICATION NO. 04C-152**

FOR

SHAW LORENZ DEVELOPMENT

A. Additional Condition B.1 is modified to read as follows:

1. All of the elements of the Water Quality Technical Report for Shaw Lorenz, revision dated ~~September 1, 2006~~ **February 23, 2009**, and prepared by Rick Engineering Company, shall be implemented and maintained by Pardee Homes, or future owners, or tenants of the Shaw Lorenz development.

B. Additional Condition B.4 is modified to read as follows:

1. Treatment Control BMPs shall include: ~~(a) Fifty-six Clearwater BMP-01s~~ **Forty-seven BioClean** (brand name) inlet filter inserts **with BioMedia Green Filter**; ~~(b) Two Contech Stormfilter (brand name) filters;~~ and (c) Three detention basins to detain 2- and 10-year storm events (These basins are not designed as BMPs, but retention of some storm water pollutants will occur).

C. Attachment 1, Best Management Practices is modified to read as follows:

Best Management Practices: The Water Quality Technical Report for Shaw Lorenz (revised ~~September 1, 2006~~ **February 23, 2009**) prepared by Rick Engineering proposes adequate post-construction BMPs.

This project is subject to the SUSMP provision within the San Diego Municipal Storm Water Permit (RWQCB Order 2001-01). The Storm Water Management Plan proposes adequate Site Design BMPs, Source Control BMPs, and Treatment Control BMPs to prevent and treat post-construction storm water and non-storm water runoff.

Site Design BMPs include:

- (1) Minimize impervious areas;
- (2) Conserve natural areas and provide buffer zones between natural water bodies and the project footprint;
- (3) Minimize directly connected impervious areas through

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- grass-lined swales and decomposed granite (or similar) sidewalks;
- (4) Maximize canopy interception and water conservation;
 - (5) Convey runoff safely from tops of slopes;
 - (6) Vegetate slopes with native or drought tolerant vegetation;
 - (7) Stabilize permanent channel crossings; and
 - (8) Install energy dissipaters at the outlets of new storm drains, culverts, conduits, or channel.

Source Control BMPs include:

- (1) Employ Integrated Pest Management Principles (IPM);
- (2) Distribute IPM educational materials to future site residents/tenants;
- (3) Employ rain shutoff devices to prevent irrigation during and after precipitation;
- (4) Design irrigation systems to each landscape area's specific water requirements;
- (5) Use flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines;
- (6) Provide concrete stamping, or equivalent, of all storm water conveyance system inlets and catch basins with language (English and Spanish) that prohibits the discharge of storm water pollutants; and
- (7) Post signs and prohibitive language (English and Spanish) and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks with the project area, trailheads, parks and building entrances.

Treatment Control BMPs include:

- (1) ~~Fifty-six Clearwater BMP-01s~~ **Forty-seven BioClean** (brand name) inlet filter inserts **with BioMedia Green Filter**; and
- (2) ~~Two Contech Stormfilter (brand name) filters~~; and
- (3) Three detention basins to detain 2- and 10-year storm events (These basins are not designed as water quality BMPs, but retention of some storm water pollutants will occur).


NOTIFICATIONS

1. All information requested in this Certification addendum is pursuant to Water Code Sections 13267 and 13383. Requirements established pursuant to Water Code Sections 13267(b) or 13383 are enforceable when signed by the Executive Officer of the Regional Board.



2. Pursuant to Water Code section 13268, any person failing or refusing to furnish technical or monitoring program reports as required by Section 13267, or falsifying any information provided therein, is guilty of a misdemeanor, and may be liable civilly in an amount which shall not exceed one thousand dollars (\$1,000) for each day in which the violation occurs.

3. Pursuant to Water Code Section 13385, a violation of requirements established pursuant to Water Code Section 13383 may subject you to civil liability of up to \$10,000 per day for each day in which the violation occurs.



JOHN H. ROBERTUS
Executive Officer

26 FEB 2009
Date



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p><i>John Arvin Pardee Homes 10880 Wilshire Blvd, Ste 1900 Los Angeles, CA 90024</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7008 1140 0002 8455 9602</p>

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Street, Apt. No., or PO Box No. *10880 Wilshire Blvd, Ste 1900*
City, State, ZIP+4 *Los Angeles, CA 90024*

PS Form 3800, August 2005 See Reverse for Instructions