



# California Regional Water Quality Control Board

## Santa Ana Region



**Matthew Rodriguez**  
Secretary for  
Environmental Protection

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**Edmund G. Brown Jr.**  
Governor

February 29, 2012

David J. Buck, Managing Director  
USAA Real Estate Company  
9830 Colonnade Blvd. Suite 600  
San Antonio, TX 78230-2239

[david.buck@usrealco.com](mailto:david.buck@usrealco.com)

**SUBJECT:** Amendment to Clean Water Act Section 401 Water Quality Standards Certification (Certification) issued on July 20, 2007 for Parcel Map 34572 ("Centerpointe Business Park"), City of Moreno Valley, County of Riverside (Regional Board File No. 332006-63)

Dear Mr. Buck:

We received a January 18, 2012, request from LSA Associates, on behalf of Overton Moore Properties (OMP), for an amendment to the July 20, 2007, Certification, and subsequent amendments dated August 31, 2009, and December 14, 2011, for the Centerpointe Business Park, also known as PM 34572.

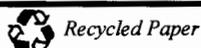
In addition, on February 10, 2012, LSA notified us that USAA Real Estate Company is now the owner of the Centerpointe Business Park project.

Specifically, an amendment was requested on January 18, 2012 to include additional project impacts as a result of offsite storm drain improvements along Cactus Avenue. The additional impacts are related to modifications of two existing storm drain outlets to Cactus Channel, referred to as Line A and Line B.

The Line A outlet modification will require removal of two existing storm drain outlets and one storm drain headwall, and replacement with a single new 54 " outlet and new headwall structure. Riprap at the existing outlet will be temporarily removed and then reinstalled once the new headwall is built. The proposed Line A outlet will temporarily impact approximately 0.001 acre of wetlands, and approximately 0.002 acre of riparian/streambed habitat.

The Line B outlet modification will require removal of an existing storm drain outlet and headwall, and replacement with a new 42" outlet and headwall structure. Approximately 16 linear feet of grouted riprap will be placed in the channel at the outlet structure. The proposed Line B outlet will permanently impact approximately 0.001 acres of non-wetland waters of the U.S., and approximately 0.005 acres of streambed.

**California Environmental Protection Agency**



The January 18, 2012, amendment request included a proposal to mitigate for these additional impacts by purchasing 0.02 acres of riparian habitat restoration, to be conserved in perpetuity, through the Santa Ana Watershed Association's (SAWA) in-lieu fee program (ILFP). This will bring the amount of riparian habitat restoration proposed to be purchased from SAWA's ILFP for this project to 1.04 acres.

The July 20, 2007, Certification, as subsequently amended, is hereby amended to incorporate the additional impacts to waters of the U.S. and of the state, and the additional mitigation, discussed above.

In addition, the July 20, 2007, Certification for Parcel Map 34572, as amended, is hereby transferred to:

David J. Buck, Managing Director  
USAA Real Estate Company  
9830 Colonnade Blvd. Suite 600  
San Antonio, TX 78230-2239

The Regional Board now considers that USAA Real Estate Company is responsible for compliance with the July 20, 2007 Certification, as amended. All other terms and conditions of the June 20, 2007 Certification, as amended, remain in effect.

If you have any questions, please contact Marc Brown at [mbrown@waterboards.ca.gov](mailto:mbrown@waterboards.ca.gov) or (951) 321-4584, or Mark Adelson at [madelson@waterboards.ca.gov](mailto:madelson@waterboards.ca.gov) or (951) 782-3234.

Sincerely,



Kurt V. Berchtold  
Executive Officer

CC: Denise Woodard [Denise.Woodard@lsa-assoc.com](mailto:Denise.Woodard@lsa-assoc.com)  
USAA Real Estate Co. – Tony Byron [Anthony.byron@usrealco.com](mailto:Anthony.byron@usrealco.com)  
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