



Santa Ana Regional Water Quality Control Board

May 26, 2015

Athena Johnston
Director of Development
CV Communities, LLC
1900 Quail Street
Newport Beach California, 92660

athena@cityventures.com

CLEAN WATER ACT SECTION 401 WATER QUALITY STANDARDS
CERTIFICATION FOR THE SUNNY CAL EGG RANCH SPECIFIC PLAN (TRACT
36582) PROJECT, BEAUMONT, RIVERSIDE COUNTY (ACOE CORPS FILE NO.
PENDING) (SARWQCB PROJECT NO. 332014-20)

Dear Ms. Johnston,

On September 17, 2014, we received an application for Clean Water Act Section 401
Water Quality Standards Certification ("Certification") from CV Communities, LLC for a
residential development project in the city of Beaumont, Riverside County. The
proposed project will consist of the construction of 497 single family residential units,
associated roadways and infrastructure, occupying 192.61 acres of project land. On
September 17, 2014, the applicant submitted a check for \$1,201.00, with the application
materials. On December 8, 2014 another check for an additional \$43,399.00, was
received, which satisfies this project's fee requirement for consideration of a 401
Certification. This fee amount was determined using the Dredge and Fill Fee Calculator
on the SWRCB web site, which is based on the iteration of California Code of
Regulations, Division 3, Chapter 9, Article 1, section 2200 (a) (3) in effect when the
application was submitted. This letter responds to your request for certification that the
proposed project, described in your application and summarized below, will comply with
State water quality standards outlined in the Water Quality Control Plan for the Santa
Ana River Basin (1995) (Basin Plan) and subsequent Basin Plan amendments:

Project Description: The project consists of the development of a 192.61 acre
parcel with 497 single family residential units. Four water
quality detention basins, three park sites, and ten open
space lots are included within the proposed project design.
Onsite impacts are from construction of single-family
residential homes, roadway construction, and fill slopes.
Additional onsite and offsite impacts are from culvert

inlet/outlets at Brookside Avenue at the southern Project boundary.

The work will take place within Sections 29 and 30 of Township 2 South, Range 1 West, of the U.S. Geological Survey *El Casco* 7.5 minute topographic quadrangle maps (33. 966479° N/ -117. 017349° W).

Receiving water: Unnamed tributary to San Timoteo Creek and San Timoteo Creek Reach 3, which have existing or potential beneficial uses, including: groundwater recharge (GWR), water contact recreation (REC1), non-contact water recreation (REC2), warm freshwater habitat (WARM), and wildlife habitat (WILD).

Fill area:

Permanent Impact to Streambed Habitat	0.23 acre	3,402 linear feet
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Dredge/Fill volume: N/A

Federal permit: U.S. Army Corps of Engineers Permit Nationwide No. 29 for construction and Permit Nationwide No.43 for long term maintenance (applied for).

You have proposed to mitigate water quality impacts as described in your Certification application. The proposed mitigation is summarized below:

Onsite Water Quality Standards Mitigation Proposed:

- Standard water quality related best management practices (BMPs) will be employed during construction activities.
- Post-construction Implementation of water quality treatment control and source control BMPs identified in a Water Quality Management Plan (WQMP) and an Erosion and Sediment Control Plan (ESCP) developed for the Project.

Offsite Water Quality Standards Mitigation Proposed:

- The Project Applicant will mitigate 0.23 acres of permanent impacts through the purchase of 0.69 acres of mitigation credit (3:1 ratio) in the Riverside-Corona Resource Conservation District (RCRCD) In Lieu Fee Program.

Should the proposed project impact state- or federally-listed endangered species or their habitat, implementation of measures identified in consultation with U.S. Fish and

Wildlife Service and the California Department of Fish and Wildlife will ensure those impacts are mitigated to an acceptable level. Appropriate BMPs will be implemented to reduce construction-related impacts to Waters of the State.

This Water Quality Certification is subject to the acquisition of all local, regional, state, and federal permits and approvals as required by law. Failure to meet any conditions contained herein, or any conditions contained in any other permit or approval for this project issued by the State of California, or any subdivision thereof, may result in appropriate enforcement action, including imposition of administrative civil liability.

Appropriate BMPs will be implemented to reduce construction-related impacts to Waters of the State according to the requirements of the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity.

Pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15096, as a responsible agency, the Regional Board is required to consider an Environmental Impact Report or Negative Declaration prepared by the lead agency in determining whether to approve a project. A responsible agency has responsibility for mitigating and avoiding only the direct and indirect environmental effects of those parts of the project which it decides to carry out, finance, or approve. Further, the responsible agency must make findings as required by Sections 15091 and, if necessary, 15093, for each and every significant impact of the project.

As required by Section 15096, the Regional Board has considered the Environmental Impact Report (EIR) prepared for the proposed project and filed with the Riverside County on August 22, 2007, and information provided subsequently in the applicant's application, in approving this Certification. More specifically, the Regional Board has considered those sections of the EIR relating to water quality standards. Based on the mitigation proposed in the EIR, and the conditions set forth in this Certification, impacts to water quality will be reduced to a less than significant level and beneficial uses will be protected. Thus, the Regional Board finds that changes or alterations have been required in, or incorporated into the project, which avoid or mitigate impacts to water quality to a less than significant level.

This 401 Certification is contingent upon the execution of the following conditions:

- 1) The applicant must comply with the requirements of the applicable Clean Water Act section 404 permit.
- 2) Applicant shall ensure that all fees associated with this project shall be paid to each respective agency prior to conducting any on-site construction activities.

- 3) Proposed mitigation shall be timely implemented. A copy of the receipt from the purchase of the In-Lieu Fee mitigation credits shall be provided to this office prior to the discharge of fill to, or the dredging or excavation of material from, waters of the state.
- 4) Prior to construction activities, the project proponent shall delineate the work area with brightly colored fencing or other methods to ensure both temporary and permanent impacts to Waters of the United States and Waters of the State of California do not exceed the limits (0.23 acres of permanent impacts) authorized in this certification.
- 5) All materials generated from construction activities associated with this project shall be managed appropriately. This shall include identifying all potential pollution sources within the scope of work of this project, and incorporating all necessary pollution prevention BMPs as they relate to each potential pollution source identified. Additionally no materials may be stored within waters of the United States or Waters of the State of California.
- 6) The project proponent shall utilize BMPs during project construction to minimize the controllable discharges of sediment and other wastes to drainage systems or other waters of the state and of the United States.
- 7) Substances resulting from project-related activities that could be harmful to aquatic life, including, but not limited to, petroleum lubricants and fuels, cured and uncured cements, epoxies, paints and other protective coating materials, portland cement concrete or asphalt concrete, and washings and cuttings thereof, shall not be discharged to soils or waters of the state. All waste concrete shall be removed.
- 8) Motorized equipment shall not be maintained or parked within or near any stream crossing, channel or lake margin in such a manner that petroleum products or other pollutants from the equipment may enter these areas under any flow conditions. Vehicles shall not be driven or equipment operated in waters of the state on-site, except as necessary to complete the proposed project. No equipment shall be operated in areas of flowing water.
- 9) This Water Quality Certification is subject to the acquisition of all local, regional, state, and federal permits and approvals as required by law. Failure to meet any conditions contained herein or any the conditions contained in any other permit or approval issued by the State of California or any subdivision thereof may result in the revocation of this Certification and civil or criminal liability.

- 10) A copy of this Certification and any subsequent amendments must be maintained on site for the duration of work as a denoted element of any project Storm Water Pollution Prevention Plan and Water Quality Management Plan.
- 11) Best management practices to stabilize disturbed soils must include the use of native plant species whenever feasible.
- 12) Applicant shall ensure all procedures and policies specified within the project's Water Quality Management Plan, shall adequately address any hydraulic conditions of concern generated during and as a result of this project.
- 13) Construction de-watering discharges, including temporary stream diversions necessary for project construction may be regulated under Regional Board Order No. R8-2009-0003, General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimus) Threat to Water Quality. For more information, please review Order No. R8-2009-0003 at www.waterboards.ca.gov/santaana/

Under California Water Code, Section 1058, and Pursuant to 23 CCR §3860, the following shall be included as conditions of all water quality certification actions:

- (a) Every certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Section §13330 of the Water Code and Article 6 (commencing with Section 3867) of this Chapter.
- (b) Certification is not intended and shall not be construed to apply to any activity involving a hydroelectric facility and requiring a FERC license or an amendment to a FERC license unless the pertinent certification application was filed pursuant to Subsection §3855(b) of this Chapter and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
- (c) Certification is conditioned upon total payment of any fee required under this Chapter and owed by the applicant.

If the above stated conditions are changed, any of the criteria or conditions as previously described are not met, or new information becomes available that indicates a water quality problem, the Regional Board may require the applicant to submit a report of waste discharge and obtain Waste Discharge Requirements.

In the event of any violation or threatened violation of the conditions of this certification, the holder of any permit or license subject to this certification shall be subject to any remedies, penalties, process or sanctions as provided for under state law. For

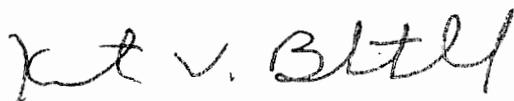
purposes of section 401(d) of the Clean Water Act, the applicability of any state law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this certification. Violations of the conditions of this certification may subject the applicant to civil liability pursuant to Water Code section 13350 and/or 13385.

This letter constitutes a Water Quality Standards Certification issued pursuant to Clean Water Act Section 401. I hereby certify 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.

This discharge is also regulated under State Water Resources Control Board Order No. 2003-0017-DWQ (Order No. 2003-0017-DWQ), "General Waste Discharge Requirements for Dredge and Fill Discharges That Have Received Water Quality Certification" which requires compliance with all conditions of this Water Quality Standards Certification. Order No. 2003-0017-DWQ is available at:
www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo_2003-0017.pdf

Should there be any questions, please contact Jason Bill at (951) 782-3295 or jason.bill@waterboards.ca.gov.

Sincerely,



Kurt V. Berchtold
Executive Officer
Santa Ana Regional Water Quality Control Board

cc (via electronic mail):

Glenn Lukas Associates – Martin Rasnick– mrasnick@wetlandpermitting.com
U. S. Army Corps of Engineers, Los Angeles Office – James Mace
CA Department of Fish and Wildlife – Kim Freeburn-Marquez
State Water Resources Control Board, Office of Chief Counsel-David Rice
State Water Resources Control Board DWQ -Water Quality Certification Unit
U.S. EPA - Supervisor of the Wetlands Section-Jason A. Brush