



EDMUND G. BROWN JR.  
GOVERNOR

MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

---

## Santa Ana Regional Water Quality Control Board

September 15, 2016

Ms. Christy L. Clow  
Turner Chino Hills, LLC  
1500 Quail Street, #150  
Newport Beach, CA 92660

[CClow@trunerrei.com](mailto:CClow@trunerrei.com)

### **CLEAN WATER ACT SECTION 401 WATER QUALITY STANDARDS CERTIFICATION FOR FAIRFIELD RANCH COMMONS PROJECT, CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, CALIFORNIA (USACE REFERENCE NO.SPL-2016-00432-LRS) (SARWQCB PROJECT NO. 362016-18)**

Dear Ms. Clow,

On July 27, 2016, we received an application for Clean Water Act Section 401 Water Quality Standards Certification (Certification) from Turner Chino Hills, LLC (Applicant) for a project to develop a residential and industrial complex that will require construction of a storm drain system (Project). The proposed Project is located on approximately 36.9 acres of private undeveloped land in the City of Chino Hills, San Bernardino County, California. The proposed Project will result in 0.0086 acre of temporary impact to jurisdictional waters. The Applicant has submitted a filing fee of \$200.00, which satisfies the Project fee requirements for consideration of a 401 Certification. This fee amount was determined using the Dredge and Fill Fee Calculator on the State Water Resources Control Board (SWRCB) web site, which is based on the most current iteration of California Code of Regulations, Division 3, Chapter 9, Article 1, Section 2200 (a) (3).

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 storm drain system proposed as part of the Project will be constructed in Los Serranos Lake Channel, which is located along the southern end of the proposed residential and industrial complex. Los Serranos Lake Channel (Channel) is an open concrete-lined channel with vertical sides that flows into Chino Creek approximately 200 feet downstream from Red Barn Court in the City of Chino Hills. Red Barn Court crosses over the Channel via an overpass.

---

WILLIAM RUH, CHAIR, J. KURT V. BERCHTOLD, EXECUTIVE OFFICER

3737 Main St., Suite 500, Riverside, CA 92501 | [www.waterboards.ca.gov/santaana](http://www.waterboards.ca.gov/santaana)

Three proposed water quality basins are associated with the Project. The flows from the three basins will be combined into a new 24-inch diameter reinforced concrete pipe (RCP) lateral that will subsequently connect to a new 60-inch RCP storm drain connection to the Channel. The construction activities associated with this Certification involves only the installation of the 60-inch storm drain connection to Los Serranos Lake Channel. These activities include:

*Access Point:* The north side of the Channel will be the primary access point of the new storm drain installation. Construction will include excavation of the area behind the channel wall using a backhoe.

*Drainage Installation:* The storm drain RCP will be laid into place behind the exterior exposed channel wall. A connection point will be cut in the channel using a concrete saw. The replacement section of the wall will be constructed by manually framing the wall and pouring concrete around the framing by means of a concrete truck.

*Backfill:* The exterior area behind the wall will be backfilled using a backhoe, dump truck, and work truck. A water truck will be used to control fugitive dust and compact the soil. The structural work to replace the concrete channel wall will require 5 cubic yards of reinforced concrete. Once the RCP connection and channel wall is completed, the material excavated to install the RCP will be replaced over the pipe and the surface will be returned to pre-Project condition.

The work will take place in Section 23 of Township 2 South, Range 8 West, of the U.S. Geological Survey *Prado Dam, California* 7.5 minute topographic quadrangle map (33. 978811° N, -117. 694321° W).

Receiving water: Los Serranos Lake Channel is tributary to Chino Creek, Reach 1B. Reach 1B of Chino Creek has designated beneficial uses that include: warm fresh water habitat (WARM), contact recreation (REC1), non-contact recreation (REC2), rare, threatened, or endangered species (RARE), and wildlife habitat (WILD).

Fill area:

Temporary Impact to Streambed Habitat	0.0086 acre	26 linear feet
---------------------------------------	-------------	----------------

Dredge/Fill volume: Not Applicable

Federal permit: U.S. Army Corps of Engineers (USACE) Nationwide Permit 7 - Outfall Structures and Associated Intake Structures

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.

Offsite Water Quality Standards Mitigation Proposed:

- None.

Should the proposed Project impact State- or federally-listed endangered species or their habitat, implementation of measures identified in consultation with the U.S. Fish and Wildlife Service and 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 according to the requirements of Order No. R8-2010-0036 (NPDES Permit No. CAS618036), commonly known as the San Bernardino County Municipal Storm Water Permit, and subsequent iterations thereof. Order No. R8-2010-0036 requires that you substantially comply with the requirements of State Water Resources Control Board General NPDES Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order Number 2012-0006-DWQ.

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 (EIR) or Mitigated Negative Declaration (MND) 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 that 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, in approving this Certification, the Regional Board has considered the Mitigated Negative Declaration (MND) prepared for the proposed Project and filed by the City of Chino Hills on November 7, 2014, and information provided subsequently in the Applicant's application. More specifically, the Regional Board has considered those sections of the MND pertaining to water quality standards. Based on the mitigation proposed in the MND, and the conditions set forth in this Certification, potentially adverse impacts to water quality should be reduced to a less than significant level and beneficial uses protected if all stated mitigation and conditions are performed. Thus, the Regional Board independently finds that these changes or alterations have been incorporated into the Project that should 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) This Order for Water Quality Certification will remain valid until the USACE 2012 Nationwide permits expire on March 18, 2017, or through an extended period beyond the expiration date that is authorized in writing by the USACE.
- 2) The Applicant must comply with the requirements of the applicable Clean Water Act Section 404 permit.
- 3) A copy of this 401 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 (SWPPP).
- 4) 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.
- 5) All post-construction structural storm water treatment facilities shall be constructed and operational prior to the occupation of any building in the residential and industrial complex.
- 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 from the Project site.
- 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 onsite, 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 appropriate enforcement action, including the revocation of this Certification and imposition of administrative civil or criminal liability.
- 10) Best management practices to stabilize disturbed soils must include the use of native plant species whenever feasible.
- 11) Construction dewatering discharges, including temporary stream diversions necessary to carry out the Project, are subject to regulation under Regional Board Order No. R8-2015-0004, General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimis) Threat to Water Quality. For more information, please review Order No. R8-2015-0004 at [www.waterboards.ca.gov/santaana/](http://www.waterboards.ca.gov/santaana/)
- 12) The 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.
- 13) Effective perimeter control BMPs must be in place at all times to control the discharge of pollutants from the Project site during construction. Construction waste must be contained and protected against wind and exposure to storm water at all times unless being actively handled. Chemical, fuel, and lubricant containers must be kept closed and protected from damage or upset at all times unless being actively used. Dirt and landscaping material stockpiles must have effective erosion control BMPs in place to prevent their being transported in storm water or directly into the channel, and may not be located within waters of the United States. Discharges of wastewater from the site are prohibited.

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 that the Applicant 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 401 Water Quality 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(s) 13350 and/or 13385.

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

Ms. Christy Clow  
Turner Chino Hills, LLC  
SARWQCB # 362016-18

- 7 -

September 15, 2016

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](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo_2003-0017.pdf)

Should there be any questions, please contact Marc Brown at (951) 321-4584 or [marc.brown@waterboards.ca.gov](mailto:marc.brown@waterboards.ca.gov), or Wanda Cross at (951) 782-4468 or [wanda.cross@waterboards.ca.gov](mailto:wanda.cross@waterboards.ca.gov).

Sincerely,



Kurt V. Berchtold  
Executive Officer

cc (via electronic mail):

UltraSystems Environmental Inc. – Michelle Tollett – [mtollett@ultrasystems.com](mailto:mtollett@ultrasystems.com)  
U.S. Army Corps of Engineers, Los Angeles Office - Stephen Estes  
State Water Resources Control Board, OCC - David Rice  
CA Department of Fish and Wildlife – Jeff Brandt – [jeff.brandt@wildlife.ca.gov](mailto:jeff.brandt@wildlife.ca.gov)  
SWRCB, DWQ-Water Quality Certification Unit - Bill Orme  
US EPA, Region 9 – Wetlands Section – [Melissa Scianni - scianni.melissa@epa.gov](mailto:Melissa.Scianni@epa.gov)  
US EPA, Region 9 – Wetlands Section – [Elizabeth Goldmann - goldmann.elizabeth@epa.gov](mailto:Elizabeth.Goldmann@epa.gov)