

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

**EXECUTIVE OFFICER SUMMARY REPORT
SEPTEMBER 10, 2025**

ITEM NO. 5

SUBJECT

Consideration of Tentative Order No. R9-2025-0081, *Waste Discharge Requirements for Sancerra, Whitehead Residential Project, Riverside County* (Tentative Order No. R9-2025-0081). (Christopher Means)

STAFF RECOMMENDATION

Staff recommend adoption of Tentative Order No. R9-2025-0081 **(Supporting Document 1)**.

KEY ISSUES

1. Tentative Order No. R9-2025-0081 establishes Waste Discharge Requirements (WDRs) for Sancerra (Discharger) to construct 243 multi-family residential units on a 17.26-acre site. The Whitewood Residential Project (Project) also includes construction of a recreational pool area with restroom, a pool equipment building, and 65,120 square feet of total common open space areas. The proposed 243 multi-family residential units comprise of 2- and 3-story townhomes. A total of 629 parking spaces would be provided with 10 percent of spaces designated as future electric vehicle (EV) spaces.
2. Tentative Order No. R9-2025-0081 authorizes the permanent discharge of fill material to a total of 0.02 acre of ephemeral non-wetland waters, 0.01 acre of emergent marsh, and 0.42 acre of riparian waters of the State (only) in Warm Springs Creek in the Santa Margarita River Watershed. **(Supporting Document 2)**.
3. Tentative Order No. R9-2025-0081 furthers the California Wetlands Conservation Policy (Executive Order W-59-93).¹ Commonly known as the “No Net Loss Policy”¹ for wetlands, the Executive Order requires state agencies to “ensure no overall net loss [of wetlands] and achieve a long-term net gain in the quantity, quality, and permanence of wetlands acreage and values in California in a manner that fosters creativity, stewardship and respect for private property.” The compensatory mitigation required in Tentative Order No. R9-2025-0081 ensures that the 0.45 acre of permanent impacts are replaced.

¹ California Wetlands Conservation Policy [Executive Department State of California](#)

4. Due to a recent United States (U.S.) Supreme Court decision in *Sackett v. U.S. EPA*, the extent of waters of the U.S. has been redefined and reduced. Therefore, the aquatic resources at this Project are waters of the State only and the proposed dredge/fill activities require WDRs adopted by the San Diego Water Board. Prior to the U.S. Supreme Court decision, this Project would have been permitted through a Clean Water Act Section 401 Water Quality Certification issued by the San Diego Water Board's Executive Officer for both waters of the U.S. and/or State.

PRACTICAL VISION

Adoption of Tentative Order No. R9-2025-0081 is consistent with the goals of the Recover Stream, Wetland, and Riparian Areas chapter of the San Diego Water Board Practical Vision (Practical Vision)² to achieve a meaningful net gain of wetlands, efficiently exercise regulatory discretion over proposed projects to dredge, fill or alter wetlands, stream, and riparian areas. San Diego Water Board regulation of activities that impact these habitats is critical to the recovery of wetland, stream, and riparian systems since these activities can have severe, long-term effects if not properly regulated and mitigated. This Tentative Order establishes requirements the Discharger must meet to avoid, minimize, and mitigate the Project's impacts on ephemeral non-wetland waters, emergent marsh, and riparian waters in Warm Springs Creek.

DISCUSSION

The purpose of this item is to provide the San Diego Water Board with information to assist in its consideration of Tentative Order No. R9-2025-0081. The Project consists of a Development Plan Permit and Tentative Tract Map for a 17.26 acre site. The Project will develop 243 multi-family residential homes at a density of 15.1 dwelling units per acre (du/acre). The Project will add impervious areas and has the potential to discharge pollutants in storm water runoff. To address these impacts, the Project must comply with the San Diego Water Board Regional Municipal Stormwater Permit.³ A Water Quality Management Plan has been developed for the Project to ensure that onsite runoff will be treated with a combination of modular wetland systems and biofiltration units.

Tentative Order R9-2025-0081 authorizes the permanent discharge of fill material to 0.42 acre of southern willow scrub, 0.02 acre of ephemeral streambed, and 0.01 acre of emergent marsh. Compensatory mitigation for the permanent impacts to 0.45 acre of waters of the State will be achieved at a 2.6 to1 ratio through off-site mitigation in accordance with the March 20, 2025 *Final Mitigation Plan, Permittee Responsible Mitigation Project, Whitewood Residential Development, Murrieta, CA*. Mitigation will consist of the establishment of 0.87 acre of southern willow scrub and preservation of 0.32 acre of southern willow scrub.

PUBLIC NOTICE

San Diego Water Board staff sent notification of this action to the Discharger and known interested parties on July 22, 2025. Additionally, Board staff posted Tentative Order No. R9-

² Practical Vision:

https://www.waterboards.ca.gov/sandiego/water_issues/programs/practical_vision/

2025-0081 and Notice of Public Hearing and Comment Period (**Supporting Document 3**) on the San Diego Water Board website on July 22, 2025. These actions satisfy the 30-day public notification and comment requirements of Water Code section 13167.5. San Diego Water Board staff did not receive any comments during the public comment period.

SUPPORTING DOCUMENTS

1. Tentative Order No. R9-2025-0081
2. Regional Vicinity Map
3. Notice of Public Hearing and Comment Period