CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

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# WASTE DISCHARGE REQUIREMENTS ORDER R8-2026-0039

## ORDER INFORMATION

| | |
|---|---|
| **Status:** | ADOPTED |
| **Program:** | Dredged or Fill Material Program |
| **Discharger(s):** | CDRE Holdings 17, LLC |
| **Project:** | Compass Danbe Centerpointe |
| **County:** | Riverside County |
| **CIWQS WDID:** | 332025-14 |
| **Prior Order(s):** | (none) |

## CERTIFICATION

I, ERIC T. LINDBERG, Executive Officer, hereby certify that the following is a full, true, and correct copy of the order adopted by the California Regional Water Quality Control Board, Santa Ana Region, on October 23, 2026.

Eric Lindberg
Digitally signed by Eric Lindberg
Date: 2026.10.28 13:29:58 -07'00'
Water Boards

ERIC T. LINDBERG, PG CHG
Executive Officer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

**ORDER R8-2026-0039**

WASTE DISCHARGE REQUIREMENTS
FOR
DISCHARGES OF DREDGED OR FILL MATERIALS TO WATERS OF THE STATE
COMPASS DANBE CENTERPOINTE
RIVERSIDE COUNTY

## FINDINGS

The Santa Ana Regional Water Quality Control Board (Santa Ana Water Board) hereby finds as follows:

1. This Order prescribes Waste Discharge Requirements (WDRs) for the Compass Danbe Centerpointe Project (Project) of CDRE Holdings 17, LLC (Discharger).

2. Receiving waters and groundwater potentially impacted by this Project are protected in accordance with the operative Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) and all other pertinent water quality plans and policies. The Basin Plan includes water quality standards, which consist of existing and potential beneficial uses of waters of the State, water quality objectives to protect those uses, and the state and federal antidegradation policies.

3. The Santa Ana Water Board has the authority to regulate the discharge of dredged and fill materials by prescribing WDRs pursuant to California Water Code section 13263. The Santa Ana Water Board has determined that WDRs are necessary to adequately address the Project's potential impacts on the beneficial uses of waters of the State.

4. This Order regulates the discharge of fill material to waters of the State.

5. On July 28, 2026, the U.S. Army Corps of Engineers determined that waters of the United States (WOTUS) were not present within the Project boundaries.

6. On June 27, 2025, MIG, Inc., on behalf of the Discharger, submitted an *Application for Discharges of Dredged or Fill Material to Waters of the State* (Application) for the Project, which was assigned Santa Ana Water Board WDID No. 332025-14.

7. The Application was deemed complete on July 9, 2026.

8. This Order is issued in compliance with the State Water Resources Control Board's (State Water Board) *State Policy for Water Quality Control: State Wetland Definition*

*and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Dredge and Fill Procedures), as revised on April 6, 2021.

**Project Description and Discharge Characteristics**

9. The Project's purpose is to develop two industrial warehouse buildings with associated infrastructure on a 16.38-acre site.

10. The Project is in the City of Moreno Valley, Riverside County, and encompasses approximately 16.38 acres (Assessor Parcel Numbers 297-170-002 and 297-170-003; Latitude 33.9151, Longitude -117.25391).

11. The Project site is bordered by Alessandro Boulevard to the north, vacant land up to Frederick Street to the west, vacant land up to Graham Street to the east, and industrial warehouse facilities to the south. Maps showing the Project location are found in Attachment A of this Order.

12. The Project consists of two industrial warehouse buildings ("Parcel 1" and "Parcel 2") with an approximate combined footprint of 389,603 square feet.

13. The Project includes a parking lot, perimeter landscaping, storm drain improvements, bioretention swales, and two underground catch basins.

14. The Project site is disturbed, consisting of non-native grassland and is regularly disced. The site contains the remaining portions of two natural unnamed drainages, referred to as "Drainage A" and "Drainage B".

15. The Project site contains a total of 1.2 acres (1,149 linear feet) of waters of the State that transition from an intermittent to ephemeral drainage and 0.023 acres of wetland waters of the State. The drainage features flow from the north to the south across the Project site.

16. "Drainage A" and "Drainage B" receive surface flows from two storm-drain pipes that discharge into the Project site from the south side of Alessandro Boulevard. The primary sources of surface flows are urban runoff and stormwater originating from offsite. The drainage features are remnants of natural braided channels that existed prior to the surrounding development.

17. "Drainage A" is in the center of the western half of the Project site and extends approximately 546 linear feet. The drainage is intermittent along its upper (northern) reach and ephemeral along its lower (southern) reach.

18. "Drainage A" consists of 0.39 acres of riparian woodland and 0.50 acres of streambed/riverine habitats.

19. "Drainage A" enters the Project site through a culvert at the northern boundary and terminates onsite at an existing storm drain culvert at the southern end, where it

connects to the existing Riverside County storm drain system. The lower reach of the drainage is regularly disturbed by annual discing.

20. “Drainage A” contains a small cattail marsh (0.02 acre) at its northern end, where a storm drain enters the site. This marsh exhibits all three wetland parameters. South of the marsh, black willow woodland habitat extends approximately 328 feet. Beyond this reach, the willow canopy gradually dissipates over the remaining 148 feet of the drainage, transitioning to seasonally wet vegetation dominated by a diverse assemblage of grasses and forbs.

21. The northern portion of “Drainage A” supports established riparian vegetation, with black willow (*Salix nigra*) occupying more than 50 percent of the drainage length. The riparian habitat is dominated by black willow woodland and includes additional tree species such as Gooding’s willow (*Salix gooddingii*) and velvet ash (*Fraxinus velutina*), with an understory composed primarily of non-native grasses and ruderal species[1].

22. “Drainage B” is located along the eastern boundary of the Project site and extends approximately 603 linear feet. The drainage is intermittent along its upper reach and ephemeral along its lower reach.

23. “Drainage B” enters the Project site through a culvert at the northern boundary and exits the site through an existing concrete inlet, which connects to the Riverside County storm drain system.

24. “Drainage B” contains a small cattail marsh (0.003 acres) at its northern end where the storm drain enters the site. Immediately downstream, the drainage transitions to seasonally wet vegetation dominated by facultative[2] to upland grasses and forbs.

25. The onsite cattail marsh within Drainage B is dominated by curly dock (*Rumex crispus*), common cattail (*Typha latifolia*), tall nutsedge (*Cyperus eragrostis*), annual beard grass (*Polypogon monspeliensis*), Mexican fan palm (*Washingtonia robusta*), dallis grass (*Paspalum dilatatum*), barnyard grass (*Echinochloa crus-galli*), and tarragon (*Artemisia dracunculus*).

26. Both drainages terminate onsite at existing storm drain culverts that connect to the Riverside County storm drain system. Runoff is conveyed to a detention basin located approximately 0.3 miles east of the Project site. From the detention basin, flows enter Heacock Channel, which connects to the Perris Valley Storm Drain, then to Canyon Lake, the San Jacinto River, and ultimately Lake Elsinore.

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[1] Generally non-native or naturalized plants that rapidly colonize disturbed habitats
[2] Plant species that can grow in both wetlands and non-wetlands

**Table 1: Impacts to Waters of the State**

| Drainage Feature | Impacts to Streambed (acres) | Impacts to Streambed (linear feet) | Impacts to Wetlands (acres) | Impact Total (acres) |
|---|---|---|---|---|
| Drainage A | 0.89 | 546 | 0.02 | **0.91** |
| Drainage B | 0.31 | 603 | 0.003 | **0.313** |
| **Total** | **1.2** | **1,149** | **0.023** | **1.223** |

27. The construction of the Project will result in 1.223 acres (1,149 linear feet) of permanent impacts to waters of the State.

28. A total of 1.2 acres of intermittent/ephemeral streambed will be permanently impacted due to the physical loss, grading, and filling of drainage features.

29. A total of 0.023 acres of wetland waters of the State will be permanently impacted due to physical loss, grading, and filling of wetland areas within the drainage features.

30. Post-construction surface flows will be directed via sheet flow, ribbon gutter, curb-and-gutter, and an underground storm drain system to one of the two proposed underground detention tanks onsite.

31. As part of the development, improvements will be made to the public storm drain facilities along the perimeter of the Project site. Two storm-drain pipes along Alessandro Boulevard will be upgraded and enlarged to improve drainage capacity. Flows from Alessandro Boulevard will be directed to bioretention swales for treatment, then to catch basins connecting to the City of Moreno Valley storm drain system.

32. Surface flows from the development will be directed to two underground detention tanks, which are designed to capture a volume of water exceeding a 100-year storm event. The treatment volume will be pumped from the detention tanks to a modular wetland treatment unit located south of the Project's warehouse buildings for water quality treatment. Treated flows from the modular wetland unit will then discharge into the private storm drain system.

33. The Discharger has proposed to provide compensatory mitigation for permanent impacts to waters of the State through the purchase of 0.046 acres of wetland establishment and 2.4 acres of stream and/or wetland re-establishment and/or rehabilitation credits from the Santa Ana River Watershed In-Lieu Fee Program.

The proposed credit purchase represents a 2:1 mitigation-to-impact ratio, for a total of 2.45 acres of mitigation credits.

**Basin Plan and Regulatory Considerations**

34. The Project will impact two ephemeral/intermittent drainages with small portions of wetlands, tributaries to Lake Elsinore. Lake Elsinore has the following designated beneficial uses (existing or potential): Municipal and Domestic Supply, Water Contact Recreation, Non-contact Water Recreation, Warm Freshwater Habitat, Wildlife Habitat, Rare, Threatened, or Endangered Species, and Commercial and Sportfishing.

35. This Order is adopted per Water Code section 13263, subdivision (a), which provides that the Santa Ana Water Board may, after any necessary hearing, prescribe requirements (WDRs) as to the nature of any proposed discharge with relation to the conditions existing in the disposal area or receiving waters upon, or into which, the discharge is made or proposed. The WDRs are required to implement any relevant water quality control plans that have been adopted and take into consideration the beneficial uses to be protected, the water quality objectives reasonably required for that purpose, other waste discharges, the need to prevent nuisance, and the provisions of Water Code section 13241.

36. This Order is also adopted pursuant to Water Code section 13267, subdivision (b)(1), which authorizes the Santa Ana Water Board to require technical and monitoring program reports, submitted under penalty of perjury, from persons discharging or proposing to discharge waste within the Santa Ana Region, in connection with the issuance of WDRs. This Order incorporates requirements for water quality monitoring and Project reporting, which are necessary to ensure that the discharge of dredged and fill material complies with WDRs and is protective of the water quality. In accordance with Water Code section 13267, the burden, including costs, of generating these reports bears a reasonable relationship to the need for the report and the benefits to be obtained from them.

37. The Santa Ana Water Board has considered the state antidegradation policies (State Water Board Resolution 68-16) and finds that the discharge permitted under this Order is consistent with those policies. Filling wetlands, riparian areas, headwaters, and other waters causes partial or complete loss of the beneficial uses provided by those waters. This Order requires that impacts to waters of the State be mitigated through avoidance and minimization to the maximum extent practicable and that unavoidable loss of beneficial uses is offset with compensatory mitigation, including the restoration (reestablishment or rehabilitation), and establishment (creation) of other waters of the State. The mitigation requirements in this Order comply with the State Water Board's Dredge and Fill Procedures.

38. This Order is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Water Code section 13330

and California Code of Regulations, title 23, section 2050 et seq. Additionally, the Santa Ana Water Board reserves the right to suspend, revoke, terminate, or modify and reissue this Order, after providing notice to the Discharger, if the Santa Ana Water Board determines that the Project fails to comply with any of the conditions of this Order; or when necessary to implement any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act (Wat. Code, § 13000 et seq.)

39. The provisions of this Order are severable and, if any provision of this Order or the application of any provisions of this Order to any circumstance is held invalid, the application of such provision to other circumstances and the remainder of this Order shall not be affected thereby.

40. A request for modification, revocation and re-issuance, or termination of this Order or a notification of planned changes or anticipated noncompliance does not stay any requirements of this Order.

41. The requirements prescribed herein do not authorize the commission of any act causing injury to the property of another, nor protect the Discharger from liabilities under federal, state, or local laws, nor guarantee the Discharger a capacity right in the receiving waters.

**California Environmental Quality Act and Public Participation**

42. In July of 2021, the City of Moreno Valley, as the lead agency under the California Environmental Quality Act (CEQA; Public Resources Code, § 21000 et seq.), conducted an Initial Study and adopted a Mitigated Negative Declaration (MND) for the Project (State Clearinghouse 2021070466). On January 19, 2022, the lead agency filed a Notice of Determination with the County of Riverside.

43. The Santa Ana Water Board is a responsible agency under CEQA for the purposes of issuing this Order. As a responsible agency, the Santa Ana Water Board is "responsible for considering only the effects of those activities involved in a project which it is required by law to carry out or approve." (Public Resources Code, § 21002.1, subd. (d).)

44. In approving this Order, the Santa Ana Water Board has considered the MND adopted by the City of Moreno Valley and subsequent information provided by the Discharger. More specifically, the Santa Ana Water Board considered those sections of the MND pertaining to impacts to water quality. The Santa Ana Water Board finds that compliance with the mitigation measures of the MND and conditions in this Order will reduce potentially adverse impacts to water quality to a less than significant level and protect beneficial uses of receiving waters.

45. Consistent with Water Code section 189.7, the Santa Ana Water Board has conducted outreach to potentially affected disadvantaged and/or tribal communities

concerning this Order. The Santa Ana Water Board has notified the Discharger and other interested agencies and persons of its intent to prescribe WDRs for the discharge and has provided them with an opportunity for a public hearing to submit comments.

46. The Santa Ana Water Board, in a public meeting, heard and considered all comments pertaining to the WDRs for the Project discharge.

## REQUIREMENTS

**IT IS HEREBY ORDERED**, pursuant to Water Code sections 13263 and 13267, together with Clean Water Act section 401 and Water Code section 13383, that the Discharger shall comply with the following:

### A. Discharge Specifications

1. Activities associated with the Project shall not cause or threaten to cause a condition of nuisance, contamination, or pollution as defined in Water Code section 13050.

2. The groundwater in the vicinity of the Project shall not be degraded resulting from the Project activities or placement of fill materials for the Project.

3. The Discharger shall, as applicable, obtain coverage under and comply with the State Water Board's NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Order WQ 2022-0057-DWQ; NPDES No. CAS000002) and any subsequent amendments (Construction General Permit). If the Project construction activities do not require coverage under the Construction General Permit, the Discharger shall develop and implement a runoff management plan or equivalent construction best management practices (BMP) plan to prevent the discharge of sediment and other pollutants during construction activities.

4. The Discharger shall comply with the local regulations associated with the Santa Ana Water Board's municipal stormwater permit issued to Riverside County and co-permittees under NPDES No. CAS618033 and WDRs Order R8-2010-0033, and subsequent iterations thereof.

5. If construction dewatering discharges, including temporary stream diversions, are necessary to carry out the Project, the Discharger shall enroll and comply with the Santa Ana Water Board Order R8-2020-0006, *General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimis) Threat to Water Quality*, and subsequent iterations thereof.

6. Discharges of fill materials shall be limited to the placement of native fill and "inert waste," as defined in California Code of Regulations, title 27, section 20230. Fill material other than native soil shall not be discharged as part of the Project.

## B. Discharge Prohibitions

1. Permanent impacts to waters of the State from the Project shall not exceed quantities identified in Table 1 and in the findings herein.

2. Except as expressly authorized in another WDRs order, waste shall not be discharged in a manner or location other than as described in the Application referenced in Finding 6 or in the findings herein.

3. Except for authorized fill material discharges to waters of the State, the direct discharge of wastes, including rubbish, refuse, bark, sawdust, or any other solid or liquid wastes, into water channels, surface waters, or any place where they would contact or be eventually transported to surface waters, including flood plains, is prohibited.

4. The discharge of oil or other floating materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.

5. The discharge of silt, sand, clay, or other earthen materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.

6. Discharges to surface waters of wastes or pollutants that are not authorized by this Order or regulated by a separate permit are prohibited.

## C. Construction and Post-Construction Best Management Practices

1. The Discharger shall implement good site management (i.e., housekeeping) measures and construction best management practices. At a minimum, the Discharger shall implement the following good housekeeping measures and best management practices:

    a. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage.

    b. Stationary equipment (e.g., motors, pumps, generators, etc.) shall be positioned over drip pans or other types of containment.

    c. In the event of a leak, clean leaks immediately and dispose of leaked materials properly in accordance with the law.

d. Motorized equipment shall be fueled, maintained, and stored in designated areas with best management practices installed.

e. Motorized equipment shall not be maintained or parked near any stream crossing or channel, in such a manner that petroleum products or other pollutants might enter these areas under any flow conditions.

f. Vehicles and equipment shall not be driven or operated in waters of the State, except as necessary to complete the proposed Project.

g. All stockpiles shall be placed outside of drainage areas or other surface waters and protected in such a manner to be prevented from entering waters of the State.

h. Erosion control or sedimentation prevention methods of fiber rolls, sand or gravel bags, rice mats, straw wattles, or similar measures.

i. The disturbed areas shall be revegetated with native vegetation to the greatest extent possible.

j. Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances.

2. The Discharger shall implement post-construction best management practices. Including, but not limited to:

a. All post-construction structural treatment best management practices, including but not limited to, water quality basins, vegetated swales, and media filters, must be regularly inspected and maintained in perpetuity per manufacturer's specifications for proprietary structural devices, and at and at frequencies not less than those recommended by the California Storm Water Quality Association (CASQA)[3] guidance, for non-proprietary measures. At a minimum, the Discharger must comply with the following:

i. Final maintenance plans for the vegetated swales must be developed and implemented based on CASQA guidance (or equivalently effective practices).

ii. Flow-based treatment BMPs (e.g., media filters and vegetated swales) must be inspected at a minimum monthly from October

[3] California Stormwater Quality Association (California Storm Water BMP Handbook, New Development and Redevelopment 2022), available on-line CASQA's website (https://www.casqa.org/resources/bmp-handbooks)

through April and at least twice from May through September each year.

## D. Compensatory Mitigation Requirements

1. Prior to discharging fill materials into waters of the State, the Discharger shall submit to the Santa Ana Water Board the receipt of the purchase of 2.45 acres of a combination of wetland establishment and stream and/or wetland re-establishment/rehabilitation credits from the Santa Ana River Watershed In-Lieu Fee Program.

2. The Discharger shall provide compensatory mitigation for authorized impacts to waters of the State from the Project by purchasing 2.45 acres of mitigation credits at the Santa Ana River Watershed In-Lieu Fee Program as follows:

    a. 0.046 acres wetland establishment credits (2:1 mitigation to impact ratio)

    b. 2.4 acres stream and/or wetland re-establishment and/or rehabilitation (2:1 mitigation to impact ratio)

3. The impacts to waters of the State are not authorized and shall not occur until the Discharger submits to the Santa Ana Water Board the receipt of purchase of 2.45 acre of wetland and stream credits.

4. The Discharger shall retain responsibility for providing compensatory mitigation until the Santa Ana Water Board has received documentation of the credit purchase.

## E. Provisions

1. The Discharger shall maintain a copy of this Order at the Project site so that it is always available to site operating personnel. Key operating personnel shall be familiar with the Order's content.

2. The Discharger shall take all reasonable steps to minimize or prevent any discharge that has a reasonable likelihood of adversely affecting human health and the environment.

3. This Order is not transferable to any person without written approval by the Santa Ana Water Board's Executive Officer. Prior to any change in ownership, the Discharger shall notify the Santa Ana Water Board's Executive Officer in writing at least 30 days in advance. The notice shall include a written transfer agreement between the existing owner and the new owner. At a minimum, the transfer agreement shall contain a specific date for transfer of responsibility for compliance with this Order and an acknowledgment that the new owner or operator is liable for compliance with this Order from the date of transfer. The

Santa Ana Water Board may require modification or revocation and reissuance of this Order to change the name of the Discharger and incorporate other requirements as may be necessary under the Water Code.

4. The reporting period is from January 1st to December 31st. The Discharger shall submit an annual report by **January 31st** for the previous reporting period if the Order's effective date is at least 90 days within the reporting period. Annual reporting shall continue until a *Notice of Project Complete Letter* is issued to the Discharger. The contents of the annual report shall include a construction summary, Project status and schedule (including ground disturbance, site clearing and grubbing, and site construction), and the implementation status of BMPs during the active discharge period. If the Project has not started, the Discharger shall provide an estimated start date and reasons for any expected delays.

5. The Discharger shall submit a *Commencement of Construction Report* at least seven days prior to start of initial groundbreaking activities.

6. The Discharger shall submit a *Request for Notice of Completion of Discharges Letter* following completion of active Project construction activities, including any required restoration and Discharger-responsible mitigation. This request shall be submitted to Santa Ana Water Board staff within 30 days following the completion of all Project construction activities. Upon acceptance of the request, Santa Ana Water Board staff will issue to the Discharger a *Notice of Completion of Discharges Letter*, which will end the active discharge period and, if appropriate, associated annual fees.

7. The Discharger shall submit a *Request for Notice of Project Complete Letter* when construction and any required post-construction monitoring is complete and no further Project activities will occur. This request shall be submitted to Santa Ana Water Board staff within 30 days following the completion of all Project activities. Upon approval of the request, Santa Ana Water Board staff will issue to the Discharger a *Notice of Project Complete Letter* and prepare a draft order terminating this Order for approval by the Santa Ana Water Board. The *Notice of Project Complete Letter* will end the post-discharge monitoring period, and Board approval of the termination of this Order will end the associated annual fees.

8. The Discharger shall retain records of all monitoring information, including all calibration and maintenance records, copies of all reports required by this Order, and records of all data used to complete the application for this Order. Records shall be maintained for a minimum of five years from the date of the sample, measurement, report, or application. Records may be maintained electronically. This period may be extended during for any unresolved enforcement action or litigation regarding this discharge or when requested by the Santa Ana Water Board.

9. The Discharger shall report any noncompliance that may endanger human health or the environment. Information shall be provided orally to the Santa Ana Water Board office and the Office of Emergency Services within twenty-four (24) hours of when the Discharger becomes aware of the incident. If noncompliance occurs outside of business hours, the Discharger shall leave a message on the Santa Ana Water Board's office voicemail. A written report shall also be provided within five business days of the time when the Discharger becomes aware of the incident. The written report shall contain a description of the noncompliance and its cause, the period of noncompliance, the anticipated time to achieve full compliance, and the steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. All other forms of noncompliance shall be reported with the Discharger's next scheduled Monitoring Report, or earlier if requested by the Executive Officer.

10. Before initiating a new discharge or making a material change in the character, location, or volume of an existing discharge, the Discharger shall report all pertinent information in writing to the Santa Ana Water Board, and if required by the Santa Ana Water Board, obtain revised requirements before any modifications are implemented.

11. The Discharger shall allow the Santa Ana Water Board, or an authorized representative, upon presentation of credentials and other documents as may be required by law to:

    a. Enter premises where a regulated facility or activity is located or conducted, or where records are kept under the requirements of this Order;

    b. Access and copy any records that are kept under the requirements of this Order;

    c. Inspect any facility, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Order; and

    d. Photograph, sample, or monitor for the purpose of assuring compliance with this Order or as otherwise authorized by the Water Code.

12. If the Project is not completed within five years of adoption of this Order, the Discharger shall submit a Project status report. The Project status report shall be submitted no later than 180 days before the fifth anniversary of the Order's

adoption date.[4] Coverage under this Order is subject to termination pursuant to Finding 38 for failure to comply with this provision.

## LIST OF ATTACHMENTS

ATTACHMENT A—MAPS AND FIGURES
ATTACHMENT B—REPORTS AND NOTIFICATIONS
ATTACHMENT C—SIGNATORY REQUIREMENTS

## ENFORCEMENT

The Santa Ana Water Board reserves the right to take any enforcement action authorized by law. Accordingly, failure to timely comply with any provisions of this Order may subject the Discharger to enforcement action. Such actions include, but are not limited to, the assessment of administrative civil liability pursuant to Water Code sections 13323, 13268, and 13350, a Time Schedule Order (TSO) issued pursuant to Water Code sections 13300 and 13308, or referral to the California Attorney General for recovery of judicial civil liability.

## ADMINISTRATIVE REVIEW

Any person aggrieved by this Santa Ana Water Board action may petition the State Water Board for review in accordance with Water Code section 13320 and California Code of Regulations, title 23, section 2050 et seq. To be timely, the petition must be received by the State Water Board by 5:00 pm on the 30th day after the date of this Order; if the 30th day falls on a Saturday, Sunday or state holiday, the petition must be received by the State Water Board by 5:00 pm on the next business day. The law and regulations applicable to filing petitions are available on the State Water Board website (http://www.waterboards.ca.gov/public_notices/petitions/water_quality). Copies will also be provided upon request.

[4] Based on Santa Ana Water Board staff's review and discussion of the report, a new dredge and fill application in accordance with California Code of Regulations, title 23, division 3, chapter 9 may be required to maintain the activity coverage beyond five years. The application, with filing fee, will be discussed between the Discharger and Santa Ana Water Board staff regarding any need for additional information and changes in fees prior to the issuance of new WDRs.

## ATTACHMENT A—MAPS AND FIGURES




**Figure 1: Project Vicinity Map**




**Figure 2: Project Boundary Map**




**Figure 3: Waters of the State Jurisdiction Map**




**Figure 4: Project Vegetation Communities Map**

# ATTACHMENT B—REPORTS AND NOTIFICATIONS

| Copies of this Form |
| --- |
| To identify your Project, it is necessary to include a copy of the Project-specific Report and Notification Cover Sheet below with your report (see below). Please retain a copy for your records. |

**Report Submittal Instructions**

1) Check the box on the *Report and Notification Cover Sheet* next to the report or notification you are submitting.
   a) Part A (Annual Report): Submit annually no later than January 31st for the previous reporting period if the Order's effective date is at least 90 days within the reporting period of the Project's effective date and shall be submitted until a *Notice of Project Complete Letter* is issued.
   b) Part B (Project Status Notifications): Used to notify the Santa Ana Water Board of the status of the Project schedule that may affect Project billing.

2) Sign the *Report and Notification Cover Sheet* and attach all information requested for the Report Type.

3) Electronic Report Submittal Instructions:
   a) Submit signed *Report and Notification Cover Sheet* and required information via email to: RB8-401Reporting@waterboards.ca.gov
   b) Include in the subject line of the email: Order R8-2026-0039 and Report Type Name
   c) Additionally, electronically submit Annual Reports using the State Water Board's California Integrated Water Quality System (CIWQS) Program website California Integrated Water Quality System Project (CIWQS) | California State Water Resources Control Board. The CIWQS website will provide additional information for report submittal in the event there will be a planned service interruption for electronic submittal.

**ATTACHMENT B—REPORTS AND NOTIFICATIONS**

| Definition of Reporting Terms |
|---|
| 1) **Active Discharge Period:** The active discharge period begins with the effective date of this Order and ends on the date that the Discharger receives a *Notice of Completion of Discharges Letter* or, if no post-construction monitoring is required, a *Notice of Project Complete Letter*. The Active Discharge Period includes all elements of the Project, including site construction and restoration, and any Discharger-responsible compensatory mitigation construction.<br><br>2) **Request for Notice of Completion of Discharges Letter:** This request by the Discharger to the Santa Ana Water Board staff pertains to projects that have post construction monitoring requirements (e.g., if site restoration were required to be monitored for five (5) years following construction). Santa Ana Water Board staff will review the request and send a *Completion of Discharges Letter* to the Discharger upon approval. This letter will initiate the post-discharge monitoring period and a change in fees from the annual active discharge fee to the annual post-discharge monitoring fee.<br><br>3) **Request for Notice of Project Complete Letter:** This request by the Discharger to the Santa Ana Water Board staff pertains to projects that either have completed post-construction monitoring and achieved performance standards or have no post-construction monitoring requirements and no further Project activities are planned. Santa Ana Water Board staff will review the request and send a *Project Complete Letter* to the Discharger upon approval. Termination of annual invoicing of fees will correspond with the expiration or termination by Board action of this Order. |

| **Map/Photo Documentation Information** |
|---|
| When submitting maps or photos, please use the following formats.<br><br>**1. Map Format Information:**<br>Preferred map formats of at least 1:24000 (1" = 2000') detail (listed in order of preference):<br><br>• GIS shapefiles: The shapefiles shall depict the boundaries of all Project areas and extent of aquatic resources impacted. Each shape should be attributed with the extent/type of aquatic resources impacted. Features and boundaries should be accurate to within 33 feet (10 meters). Identify datum/projection used and, if possible, provide map with a North American Datum of 1983 (NAD83) in the California Teale Albers projection in feet.<br><br>• Google KML files saved from Google Maps: My Maps or Google Earth Pro. Maps shall show the boundaries of all Project areas and extent/type of aquatic resources impacted. Include URL(s) of maps. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.<br><br>• Other electronic format (CAD or illustration format) that provides a context for location (inclusion of landmarks, known structures, geographic coordinates, or USGS DRG or DOQQ). Maps shall show the boundaries of all Project areas and extent/type of aquatic resources impacted. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.<br><br>**2. Photo-Documentation:** Include a unique identifier, date stamp, written description of photo details, and latitude/longitude (in decimal degrees) or map indicating location of photo. Successive photos should be taken from the same vantage point to compare pre/post-construction conditions. |

**ATTACHMENT B—REPORTS AND NOTIFICATIONS**

| Report and Notification Cover Sheet |
|---|
| **Project: Compass Danbe Centerpointe** |
| **Discharger: CDRE Holdings 17, LLC** |
| **Order No.: R8-2026-0039** |
| **Order Effective Date: October 23, 2026** |

| Report Type Submitted |
|---|
| ☐ **Report Type 1: Annual Report** |
| ☐ **Report Type 2: Commencement of Construction Report** |
| ☐ **Report Type 3: Request for Notice of Completion Discharges Letter** |
| ☐ **Report Type 4: Request for Notice of Project Complete Letter** |
| ☐ **Report Type 5: Transfer of Property Ownership Report** |

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

_____

STATEMENT OF AUTHORIZATION (include if authorization has changed since application was submitted)

I hereby authorize_____ to act in my behalf as my representative in the submittal of this report, and to furnish upon request supplemental information in support of this submittal.

_____

_____

**ATTACHMENT B—REPORTS AND NOTIFICATIONS**

| **Report Type 1** | **Annual Report** |
|---|---|
| **Purpose:** | Notify the Santa Ana Water Board staff of Project status during both the active discharge and post-discharge monitoring periods. |
| **When to Submit:** | The reporting period is from January 1st to December 31st. The Discharger shall submit an annual report each year no later than **January 31st** for the previous reporting period if the Order's effective date is at least 90 days within the reporting period. Annual reports shall continue until a Notice of Project Complete Letter is issued to the Discharger. |
| **Report Contents:** | **Part A:**<br>1. Project progress and schedule, including initial ground disturbance, site clearing and grubbing, road construction, site construction, and the implementation status of construction storm water BMPs. If construction has not started, provide estimated start date and reasons for delay.<br><br>**Part B:**<br>1. For Mitigation Bank or In-Lieu Fee (ILF) mitigation, status or proof of purchase of credit types and quantities.<br>2. Include the name of bank/ILF Program and contact information. |

| **Report Type 2** | **Commencement of Construction** |
|---|---|
| **Purpose:** | Notify the Santa Ana Water Board staff prior to the start of construction. |
| **When to Submit:** | Must be received at least seven days to start of initial ground disturbance activities. |
| **Report Contents:** | 1. Date of commencement of construction.<br>2. Anticipated date when discharges to waters of the state will occur.<br>3. Project schedule milestones, including a schedule for onsite compensatory mitigation, if applicable. |

| **Report Type 3** | **Request for Notice of Completion of Discharge Letter** |
|---|---|
| **Purpose:** | Notify Santa Ana Water Board staff that post-construction monitoring is required and that active Project construction, including any mitigation and Discharger-responsible compensatory mitigation, is complete. |
| **When to Submit:** | Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities. |
| **Report Contents:** | 1. Status of storm water Notice of Termination(s), if applicable.<br>2. Status of post-construction storm water BMP installation.<br>3. Pre- and post-photo documentation of all Project activity sites where the discharge of dredge and/or fill/excavation was authorized.<br>4. Summary of deviation discharge quantities compared to initial authorized impacts to waters of the state, if applicable.<br>5. An updated monitoring schedule for mitigation for temporary impacts to waters of the state and Discharger-responsible compensatory mitigation during the post-discharge monitoring period, if applicable. |

| **Report Type 4** | **Request for Notice of Project Complete Letter** |
|---|---|
| **Purpose:** | Notify Santa Ana Water Board staff that construction and/or any post-construction monitoring is complete, or is not required, and no further Project activity is planned. |
| **When to Submit:** | Must be received by Santa Ana Water Board staff within 30 days following completion of all Project activities. |

**ATTACHMENT B—REPORTS AND NOTIFICATIONS**

| **Report Type 5** | **Transfer of Property Ownership** |
|---|---|
| **Purpose:** | Notify Santa Ana Water staff of change in ownership of the Project or Discharger-responsible mitigation area. |
| **When to Submit:** | At least 30 working days prior to the transfer of ownership. |
| **Report Contents:** | 1. A statement that the Discharger has provided the purchaser with a copy of this Order and that the purchaser understands and accepts:<br>• the Order's requirements and the obligation to implement them or be subject to administrative and/or civil liability for failure to do so; and<br>• responsibility for compliance with any long-term BMP maintenance plan requirements in this Order.<br><br>2. A statement that the Discharger has informed the purchaser to submit a written request to the Santa Ana Water Board to be named as the Discharger in a revised order. |

## ATTACHMENT C—SIGNATORY REQUIREMENTS

*All Documents Submitted in Compliance With this Order Shall Meet the Following Signatory Requirements*

1. All applications, reports, or information submitted to the Santa Ana Water Board shall be signed and certified as follows:

    a. For a corporation, by a responsible corporate officer of at least the level of vice-president.

    b. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.

    c. For a municipality, or a State, federal, or other public agency, by either a principal executive officer or ranking elected official.

2. A duly authorized representative of a person designated in items 1.a through 1.c above may sign documents if:

    a. The authorization is made in writing by a person described in items 1.a through 1.c above.

    b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.

    c. The written authorization is submitted to the Santa Ana Water Board staff contact prior to submitting any documents listed in item 1 above.

3. Any person signing a document under this section shall make the following certification:

    “I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.”