

State of California
California Regional Water Quality Control Board
Santa Ana Region

June 13, 2025

STAFF REPORT

ITEM: *

SUBJECT: GCP Capital Properties, LLC, Rider Street and Patterson Avenue Project, Mead Valley, Riverside County, Order R8-2025-0042

DISCUSSION:

Based on the scope of the federal regulatory definition of waters of the U.S. (WOTUS), not all discharge activities are considered discharges of dredged or fill materials to WOTUS. Pursuant to the Porter-Cologne Water Quality Control Act (Wat. Code, § 13000 et seq.), the Tentative Order prescribes Waste Discharge Requirements (WDRs) for dredged and fill materials to surface waters that are not considered Waters of the United States (WOTUS) and are subject to the federal Clean Water Act. (See Wat. Code, § 13263, subd. (a).) Non-WOTUS surface waters are referred to as waters of the State.

The attached Order prescribes WDRs for the Rider Street and Patterson Avenue Project. The Order regulates the discharge of fill materials to waters of the State.

On April 25, 2024, the United States Army Corps of Engineers issued an Approved Jurisdictional Determination, which determined that WOTUS were not present within the Project boundaries.

The Project site is located within the community of Mead Valley in Riverside County. It is bordered by Rider Street to the north, Patterson Avenue to the east, Walnut Street to the south, and existing residential development to the west. The majority of the Project site under existing conditions is vacant and undeveloped. It was previously used for stockpiling earthwork materials from a nearby grading operation between 1984 and 1990, which resulted in substantial disturbances to the property.

The Project includes development of a 591,203 square foot warehouse building. The Project also includes roadway and frontage improvements along Patterson Avenue, Walnut Street, and Rider Street, with a sidewalk and community trail proposed along Patterson Avenue and Walnut Street and a sidewalk proposed along Rider Street. Approximately 6.0 acres along the western boundary will consist of a landscaped berm, between the proposed warehouse building and an existing residential community to the west, to block views of the proposed warehouse building from the residential community. The landscaped berm will extend along the entire length of the westerly

property line for approximately 1,200 linear feet and serve as a buffer between the residential area and the proposed warehouse building. The berm will be approximately 15 feet in height on the western side of the berm and vary from 11 feet to 35 feet in height on the eastern slope of the berm (side facing the warehouse). Various other improvements include the construction of a bioretention basin and offsite storm drain installations. Maps showing the Project location are found in Attachment A of the tentative Order No. R8-2025-0042.

The implementation of the Project will result in 0.14 acre (2,878 linear feet) permanent impact on non-wetland waters of the State. Drainage A and Drainage B receive stormwater runoff from the adjacent residential development areas to the west, and flow in a northeasterly direction before they terminate onsite. Drainage C and Drainage D originate in the southwestern portion of the Project site and are associated with stormwater runoff from the adjacent dirt roads. These features flow in a northeasterly direction and eventually terminate at a shallow impoundment onsite. There is an offsite Roadside Ditch associated with stormwater runoff from Rider Street that originates at the southeastern corner of Rider Street and Patterson Avenue, and flows in an easterly direction along the southern edge of Rider Street. The proposed permanent impacts to ephemeral drainages are a result of grading the Project site for warehouse development and bioretention basin construction. The proposed permanent impact on the offsite roadside ditch involves improving the storm drain system by converting the ditch into an underground storm drain pipe. The new pipe will connect to a downstream concrete pipe located just west of the intersection at Rider Street and Harvill Avenue.

The Discharger has proposed to provide compensatory mitigation for permanent impacts to waters of the state through the purchase of 0.56 acres of Ephemeral Stream System enhancement credits at the Soquel Canyon Mitigation Bank. The purchase represents a 4:1 ratio (mitigation:impact) for a total of 0.56 acres.

The Project activities would implement Best Management Practices (BMPs) to control and prevent discharges, such as sediment from erosion of soil surfaces and other pollutants that could impact surface waters. The Discharger proposes that BMPs would be implemented as part of the stormwater pollution prevention measures in accordance with appropriate stormwater permit requirements.

Santa Ana Water Board staff are relying on the Environmental Impact Report (EIR) for compliance with the California Environmental Quality Act.

For further information on the proposed Project, please contact Santa Ana Water Board staff Hossein Shahrokhnia at Hossein.Shahrokhnia@Waterboards.ca.gov.

RECOMMENDATION:

Adopt Order R8-2025-0042 as presented.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

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[Santa Ana Water Board Website](https://www.waterboards.ca.gov/santaana) (<https://www.waterboards.ca.gov/santaana>)

**[TENTATIVE] WASTE DISCHARGE REQUIREMENTS ORDER
R8-2025-0042**

ORDER INFORMATION

Status: TENTATIVE
Program: Dredged or Fill Material Program
Discharger(s): GCP Capital Properties, LLC
Project: Rider Street and Patterson Avenue
County: Riverside County
CIWQS WDID: 332024-01
Prior Order(s): (none)

CERTIFICATION

I, JAYNE JOY, 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 June 13, 2025.

JAYNE JOY
Executive Officer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

ORDER R8-2025-0042

WASTE DISCHARGE REQUIREMENTS
FOR
DISCHARGES OF DREDGED OR FILL MATERIALS TO WATERS OF THE STATE
RIDER STREET AND PATTERSON AVENUE PROJECT
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 Rider Street and Patterson Avenue Project (Project) of GCP Capital Properties, 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 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 materials to waters of the State.
5. 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.
6. On January 30, 2024, Glenn Lukos Associates, 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. 332024-01.
7. The Application was deemed complete on March 10, 2025.

8. On April 25, 2024, the U.S. Army Corps of Engineers issued an Approved Jurisdictional Determination, which determined that waters of the U.S. were not present within the Project boundaries.

Project Description and Discharge Characteristics

9. The Project includes the development of a 591,203 square foot warehouse building with a total of 84 truck docking doors located on the northern and southern sides of the building.
10. The Project also includes roadway and frontage improvements along Patterson Avenue, Walnut Street, and Rider Street, with a sidewalk and community trail proposed along Patterson Avenue and Walnut Street and a sidewalk proposed along Rider Street.
11. Various other improvements include construction of a bioretention basin and offsite storm drain installations.
12. The bioretention basin will be constructed in the northeastern corner of the Project site to remove pollutants from stormwater runoff before leaving the site. The stormwater runoff will be directed to a new offsite 48-inch storm drain line, which will be installed as part of the Project. This storm drain line will run along the southern side of Rider Street and extend eastward to connect with an existing 60-inch concrete pipe located just west of the intersection of Rider Street and Harvill Avenue.
13. Approximately 6.0 acres along the western boundary of the Project site will consist of a landscaped berm, between the proposed warehouse building and an existing residential community to the west, to block views of the proposed warehouse building from the residential community.
14. The landscaped berm will extend along the entire length of the westerly property line for approximately 1,200 linear feet and serve as a buffer between the residential area and the proposed warehouse building. The berm will be approximately 15 feet in height on the western slope of the berm and vary from 11 feet to 35 feet in height on the eastern slope of the berm (side facing the warehouse).
15. There is no proposal for import or export of soil to and from the Project site.
16. The Project is located within the community of Mead Valley in Riverside County and encompasses approximately 45.45 acres (Assessor Parcel Numbers: 317-210-006, 317-210-008, 317-210-010, 317-210-011, 317-210-018, 317-210-022, 317-210-023, 317-210-024; Latitude 33.828784, Longitude -117.255070). The Project site is bordered by Rider Street to the north, Patterson Avenue to the

east, Walnut Street to the south, and existing residential development to the west. Maps showing the Project location are found in Attachment A of this Order.

17. The majority of the Project site under existing conditions is vacant and undeveloped. It was previously used for stockpiling earthwork materials from a nearby grading operation between 1984 and 1990, which resulted in substantial disturbances to the property.
18. A total of 0.14 acres (2,878 linear feet) of ephemeral waters of the State are present on the Project site that flow only during and shortly after precipitation events. There are four ephemeral drainages, referred as "Drainages A" through "Drainage D", and a roadside ditch along Rider Street.
19. Two drainages, identified as "Drainage A" and "Drainage B", receive stormwater runoff from paved areas during rain events from the adjacent residential development to the west, and flow in a northeasterly direction before terminating at shallow impoundment area onsite. These features are bisected by dirt roads onsite and composed of invasive species and incised banks. "Drainage A" and "Drainage B" total 0.05 acre (1,302 linear feet) and 0.02 acre (529 linear feet) of non-wetland waters of the State, respectively.
20. "Drainage C" and "Drainage D" originate in the southwestern portion of the Project site and are associated with stormwater runoff from the adjacent dirt roads. These features flow in a northeasterly direction and eventually terminate at different shallow impoundment areas onsite. "Drainage C" and "Drainage D" contain 0.01 acre (353 linear feet) and 0.01 acre (221 linear feet) of non-wetland waters of the State, respectively.
21. Lastly, the Project footprint includes an offsite "Roadside Ditch" associated with stormwater runoff from Rider Street that originates at the southeastern corner of Rider Street and Patterson Avenue, and flows in an easterly direction along the southern edge of Rider Street. The "Roadside Ditch" totals 0.04 acre (475 linear feet) non-wetland waters of the State.
22. The construction of the Project will result in permanent impacts to all existing drainage features onsite. Impacts consist of permanent physical loss of 0.1 acres (2,404 linear feet) of ephemeral drainages and permanent impact on 0.04 acre (475 linear feet) of a roadside ditch totaling 0.14 acre (2,878 linear feet) of non-wetland waters of the State.
23. The proposed permanent impacts to ephemeral drainages are a result of mass grading of the Project site for warehouse development and bioretention basin construction. The proposed permanent impact on the offsite roadside ditch involves improving the storm drain system by converting the ditch into an underground storm drain pipe. The new pipe will connect to a downstream

concrete pipe located just west of the intersection at Rider Street and Harvill Avenue.

24. The Project would impact four (4) ephemeral drainages and a roadside ditch tributary to Perris Valley Storm Drain Channel (PVSD). Perris Valley Storm Drain Channel has the following designated beneficial uses (existing or potential): Non-contact Water Recreation, Wildlife Habitat, Rare, Threatened, or Endangered Species.
25. The Discharger has proposed to provide compensatory mitigation for permanent impacts to waters of the State through the purchase of 0.56 acres of Ephemeral Stream System enhancement credits at the Soquel Canyon Mitigation Bank. The purchase shall represent a 4:1 ratio (mitigation:impact) for a total of 0.56 acres. This Order requires the Discharger to execute the compensatory mitigation proposal.
26. This Order does not authorize any discharges that are necessitated by construction de-watering. In the event that such discharges become necessary, the Discharger should seek regulatory coverage under Santa Ana Water Board Order R8-2020-0006 (*General WDRs for Discharges to Surface Waters that Pose an Insignificant [De Minimis] Threat to Water Quality*).

Regulatory Considerations

27. This Order is adopted pursuant to 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.
28. 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.

29. The Santa Ana Water Board has considered the State Water Board's Antidegradation Policy (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), establishment (creation), enhancement, and/or preservation of other waters of the State. The mitigation requirements in this Order comply with the State Water Board's Dredge and Fill Procedures.
30. 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.
31. This Order does not convey any property rights of any sort, or any exclusive privilege. The ability to discharge waste is a privilege, not a right; nothing in this Order shall create a vested right to continue any discharges authorized herein, which are subject to rescission or modification. (Wat. Code, § 13263, subd. (g).)

CEQA and Public Participation

32. On September 16, 2024, the Planning Department of Riverside County, as the lead agency under the California Environmental Protection Act (CEQA; Public Resources Code, § 21000 et seq.) certified an Environmental Impact Report (EIR) for the Project (State Clearinghouse 2022120110). The lead agency filed a Notice of Determination with County of Riverside County Clerk on September 16, 2024.
33. 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).) In approving this Order, the Santa Ana Water Board has considered the EIR certified by Riverside County and subsequent information provided by the Discharger. More specifically, the Santa Ana Water Board considered those sections of the EIR pertaining to impacts to water quality. The Santa Ana Water Board finds that compliance with the mitigation measures of the EIR 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.
34. 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 public hearing to submit comments.

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

REQUIREMENTS

IT IS HEREBY ORDERED, pursuant to Water Code sections 13263 and 13267, the Discharger shall comply with the following requirements.

A. Discharge Specifications

1. Project-associated activities shall not cause or threaten to cause a condition of nuisance, contamination or pollution as defined in Water Code section 13050.
2. Project-associated activities, including the placement of fill material, shall not cause groundwater to be degraded.
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 2022-0057-DWQ) 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. Discharges of fill materials shall be limited to the placement of native fill.
6. Best management practices (BMPs) during construction and post-construction shall be implemented, including but not limited to the following practices:
 - a. Construction work shall occur when there is no water flowing in the drainage features.
 - b. Soil stabilization and other erosion control measures shall be implemented during the construction to minimize and control

pollutants and sediment from entering the storm drains and/or waterways.

- c. Motorized equipment shall not be maintained or parked near any stream or channel, in such a manner that petroleum products or other pollutants might enter these areas under any flow conditions.
- d. Spill containment for fuel, oil and chemicals shall be used to prevent leaks from reaching storm drains.
- e. Vehicles and equipment shall not be driven or operated in waters of the State.

B. Discharge Prohibitions

- 1. The Discharger shall not undertake any activities involving or resulting in any discharge into to the waters of the State prior to the submittal of the proof of mitigation credits purchase.
- 2. 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 0.56 acre of Ephemeral Stream System enhancement credits from Soquel Canyon Mitigation Bank.
- 3. Project-associated activities shall not result in permanent impacts to waters of the State exceeding the acreage specified in Finding 22.
- 4. Except as expressly authorized under separate WDRs, waste shall not be discharged in a manner or location other than as described in the Application referenced in the findings of this Order.
- 5. Except for authorized fill material discharges to waters of the State, Project-associated activities shall not result in 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.
- 6. Project-associated activities shall not result in 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.
- 7. Project-associated activities shall not result in 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.

8. During the grading and filling operation, there shall be no onsite fueling, lubrication, changing of oil or other equipment fluids and their filters, or any other maintenance or storage of construction equipment within or next to drainage areas or other surface runoff conveyances.

C. Compensatory Mitigation Requirements

1. The Discharger shall provide compensatory mitigation for authorized impacts to waters of the State from the Project by purchasing 0.56 acres 404/401 Ephemeral Stream System mitigation credits (4:1 ratio) at the Soquel Canyon Mitigation Bank.
2. A copy of the fully executed agreement for the purchase of mitigation credits shall be provided to the Santa Ana Water Board no later than seven (7) days before the impact to waters of the State.
3. The Discharger shall retain responsibility for providing compensatory mitigation until the Santa Ana Water Board has received documentation of the credit purchase.

D. 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 Discharger shall submit an annual report each year no later than January 31st for the previous reporting period if the Order effective date is at least 90 days within the reporting period. The reporting period is from

January 1st to December 31st. 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 Notice* at least seven days prior to start of initial ground-breaking 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 either the expiration or 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 filed no later than 180 days before the fifth anniversary of the Order's adoption date.¹

LIST OF ATTACHMENTS

Attachment A—MAPS
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 \(http://www.waterboards.ca.gov/public_notices/petitions/water_quality\)](http://www.waterboards.ca.gov/public_notices/petitions/water_quality). Copies will also be provided upon request.

¹ 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

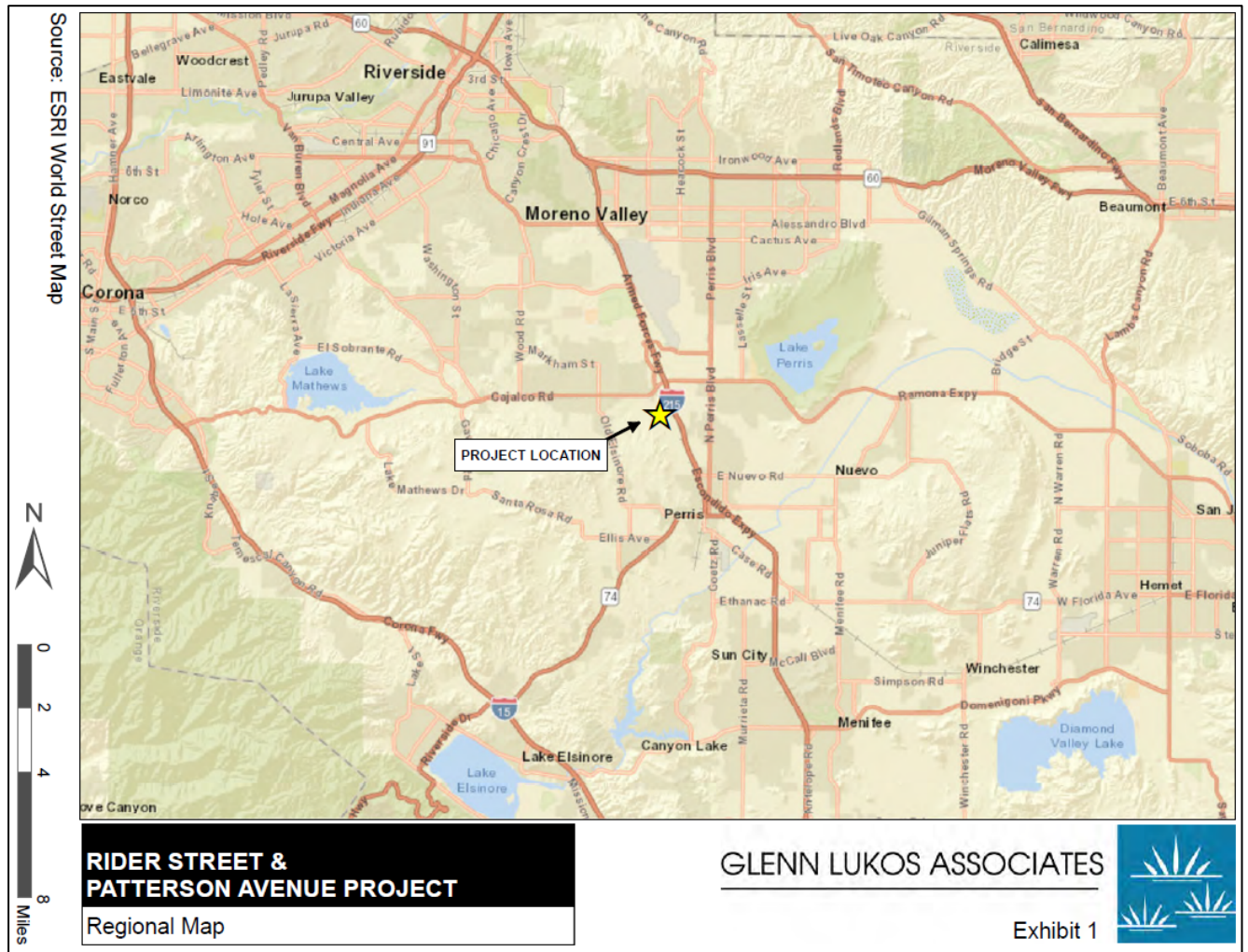


Figure 1. Regional Map

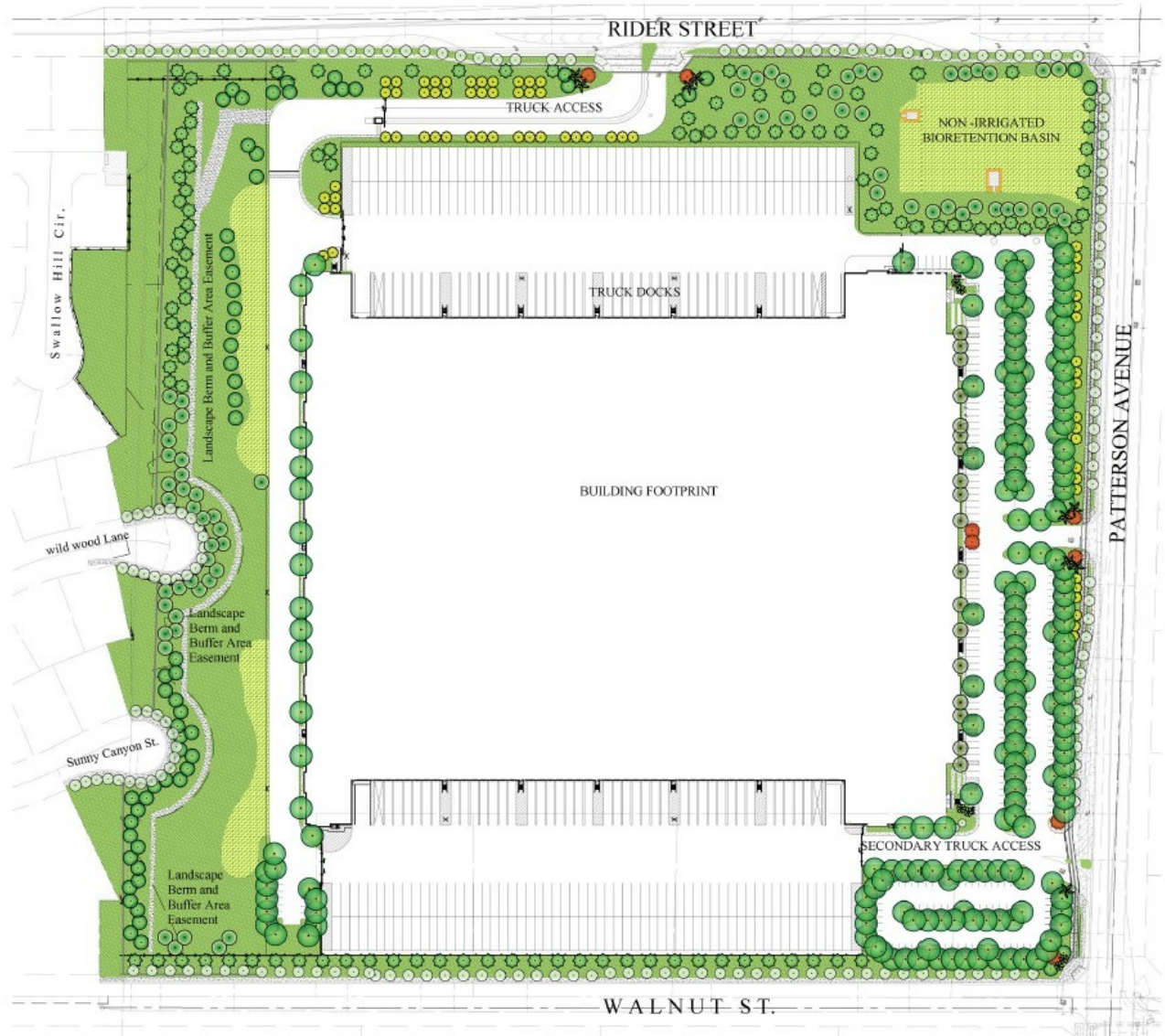
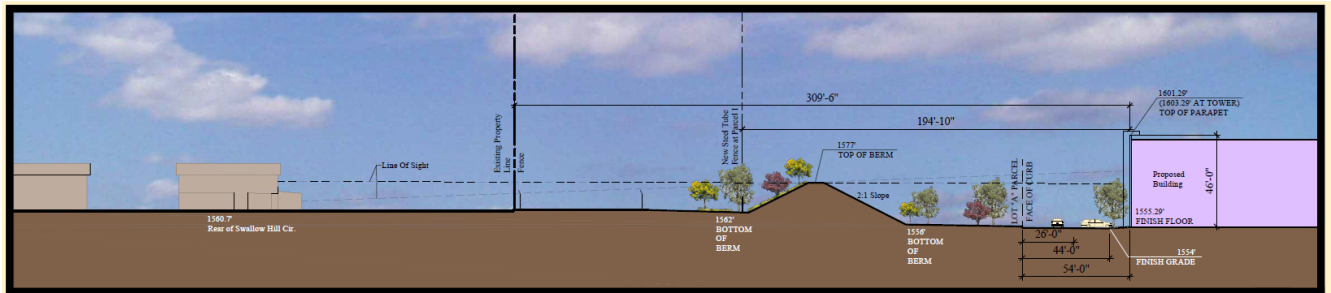
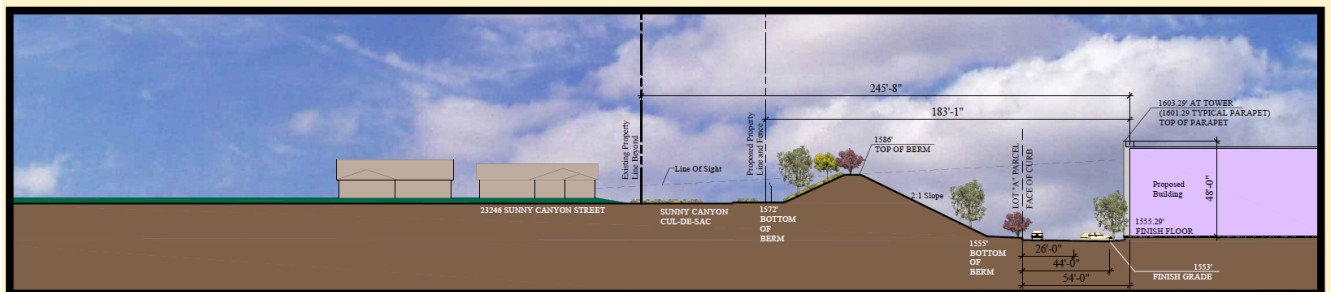


Figure 3. Landscaping Plan and Buffer Area



Section A-A

Scale: 1" = 30'-0"



Section B-B

Scale: 1" = 30'-0"

Figure 4. The Proposed Berm Between the Warehouse and Residential Development

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): Submitted annually from the anniversary of the Project effective date 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 R8-2025-0042 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.

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.
- 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.
- 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.

1. **Map Format Information:**

Preferred map formats of at least 1:24000 (1" = 2000') detail (listed in order of preference):

- **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.
- **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.

Map/Photo Documentation Information

- **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.
 - Aquatic resource maps marked on paper **USGS 7.5-minute topographic maps** or **Digital Orthophoto Quarter Quads (DOQQ)** printouts. 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.
- 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.

Report and Notification Cover Sheet
Project: Rider Street and Patterson Avenue
Discharger: GCP Capital Properties, LLC
Order No.: R8-2025-0042
Order Effective Date: June 13, 2025

Report Type Submitted
<input type="checkbox"/> Report Type 1: Annual Report
<input type="checkbox"/> Report Type 2: Commencement of Construction Notice
<input type="checkbox"/> Report Type 3: Request for Notice of Completion Discharges Letter
<input type="checkbox"/> Report Type 4: Request for Notice of Project Complete Letter
<input type="checkbox"/> 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.

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:	Annual reports shall be submitted each year annual report each year no later than January 31st for the previous reporting period if the Order effective date is at least 90 days within the reporting period. The reporting period is from January 1st to December 31st. Annual reports shall continue until a <i>Notice of Project Complete Letter</i> is issued to the Discharger.
Report Contents:	<p>Part A:</p> <ol style="list-style-type: none"> 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. <p>Part B:</p> <ol style="list-style-type: none"> 1. Planned date of initiation of compensatory mitigation site installation. 2. If installation is in progress, a map of what has been completed to date. 3. If the compensatory mitigation site has been installed, provide a final map and information concerning the attainment of performance standards contained in the compensatory mitigation plan. 4. For Mitigation Bank or In-Lieu Fee (ILF) mitigation, status or proof of purchase of credit types and quantities. 5. 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 (7) days to start of initial ground disturbance activities.
Report Contents:	<ol style="list-style-type: none"> 1. Date of commencement of construction. 2. Anticipated date when discharges to waters of the state will occur.

Report Type 2	Commencement of Construction
	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:	<ol style="list-style-type: none"> 1. Status of storm water Notice of Termination(s), if applicable. 2. Status of post-construction storm water BMP installation. 3. Pre- and post-photo documentation of all Project activity sites where the discharge of dredge and/or fill/excavation was authorized. 4. Summary of deviation discharge quantities compared to initial authorized impacts to waters of the state, if applicable. 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 thirty (30) days following completion of all Project activities.
Report Contents:	<p>Part A: Mitigation for Temporary Impacts (if applicable)</p> <ol style="list-style-type: none"> 1. A report establishing that the performance standards outlined in the restoration plan have been met for Project site upland areas of temporary disturbance that could result in a discharge to waters of the state. 2. A report establishing that the performance standards outlined in the restoration plan have been met for restored areas of temporary impacts to waters of the

Report Type 4	Request for Notice of Project Complete Letter
	<p>state. Pre- and post-photo documentation of all restoration sites.</p> <p>Part B: Discharger-Responsible Compensatory Mitigation (if applicable)</p> <ol style="list-style-type: none"> 1. A report establishing that the performance standards outlined in the compensatory mitigation plan have been met. 2. Status on the implementation of the long-term maintenance and management plan and funding of endowment. 3. Pre- and post-photo documentation of all compensatory mitigation sites. 4. Final maps of all compensatory mitigation areas (including buffers).

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:	<ol style="list-style-type: none"> 1. A statement that the Discharger has provided the purchaser with a copy of this Order and that the purchaser understands and accepts: <ul style="list-style-type: none"> • 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 • responsibility for compliance with any long-term BMP maintenance plan requirements in this Order. 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.”