

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

May 7, 2021

STAFF REPORT

ITEM: 9

SUBJECT: Change of Ownership from Rancho Diamante Investments, LLC, to Lennar Homes of California, LLC, Rancho Diamante TTM35393 Project, Riverside County, Order No. R8-2020-0028

DISCUSSION:

Ownership of the Rancho Diamante TTM35393 Project, authorized by Order No. R8-2020-0028, has been transferred from Rancho Diamante Investments, LLC, to Lennar Homes of California, Incorporated. Order No. R8-2021-0029 amends Order No. R8-2020-0028 and is needed to transfer the legal responsibility of the conditions of the original Order to the new owner. No other changes to the conditions have been made. The transfer was effective as of June 1, 2020.

RECOMMENDATION:

Adopt Order No. R8-2021-0029 as presented.

cc:

Eric Flodine, Rancho Diamante Investments, LLC (EricF@strataequity.com)

Geoff Smith, Lennar Homes of California, Inc. (Geoffrey.Smith@lennar.com)

Karl Osmundson, Helix Environmental Consultants (karlo@helix.epi.com)

State of California
Regional Water Quality Control Board
Santa Ana Region

Order No. R8-2021-0029

Amendment of Waste Discharge Requirements

Order No. R8-2020-0028

For

Change of Ownership From

Rancho Diamante Investments, LLC

To

Lennar Homes of California, Inc.

Rancho Diamante (TTM 35393) Residential Development Project

The California Regional Water Quality Control Board, Santa Ana Region (hereinafter Santa Ana Water Board), finds that:

1. This Order amends existing Santa Ana Water Board Waste Discharge Requirements (WDRs), Order No R8-2020-0028, to recognize a change in the the Rancho Diamante (TTM 35393) Residential Development Project (Project) ownership from Rancho Diamante Investments, LLC, to Lennar Homes of California, Inc. (Discharger). The new owner of the Rancho Diamante (TTM 35393) Residential Development Project proposes no material changes to the character, location, or volume of discharges authorized by the existing WDRs, Order No. R8-2020-0028.
2. The Discharger proposes to implement the project, which would permit the construction of a residential development on 103.8 acres into approximately 440 residential lots. Development activities would result in temporary and permanent impacts to WOTS. Project activities would also include the construction of roads, open space, water quality features, and associated infrastructure.
3. The Project footprint would result in temporary and permanent impacts to ephemeral drainages and isolated Waters of the State (WOTS). Construction activities would impact an existing, isolated flood control channel, an isolated swale or sheet flood zone, and a seasonal, isolated depression pond.
4. The Project's grading and other construction activities would cause permanent impacts to 1.61 acres and 2,351 linear feet of WOTS. Additionally, the Project footprint would temporarily fill 0.01 acre and 78 linear feet of isolated waters.
5. The Project is located in the City of Hemet within Section 24, Township 5 South, Range 2 West on the Winchester 7.5-minute U.S. Geological Survey topographic quadrangle (latitude 33.4220° N, longitude -117.0236° W). The site is situated north of Diamond Valley Lake and south of the Hemet Ryan Airport and is

boarded on the east by an existing residential development and on the west by Warren Road. General land uses near the Project include residential to the east and agriculture to the south. The Project comprises Assessor Parcel Numbers 454-020-013, 014, 015, 016, and 460-060-007. A map showing the Project location is found in Attachment A of this Order.

6. The Santa Ana Water Board has notified the discharger and other interested agencies and persons of its intent to amend the below-listed Santa Ana Water Board Order by substituting therein the current ownership of the Project.

IT IS HEREBY ORDERED that WDR Order No R8-2020-0028 be amended to reflect the new Order by substituting therein the current ownership of site as follows:

Order: R8-2021-0029

Name of Project: Rancho Diamante (TTM 35393) Residential Development

Owner: Lennar Homes California: contact Geoff Smith

Upon adoption of this Order No. R8-2021-0029, all references to Discharger or Rancho Diamante Investments, LLC, in WDR Order No. R8-2020-0028 shall mean the Lennar Homes of California Inc.

I, Hope A. Smythe, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an order adopted by the California Regional Water Quality Control Board, Santa Ana Region, on May 7, 2021.

HOPE A. SMYTHE
Executive Officer