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**Santa Ana Regional Water Quality Control Board**

April 29, 2013

Dennis Rice  
Ridge Rancho Belago, LLC  
201 Covina Ave, Suite 8  
Long Beach, CA 90803

**CLEAN WATER ACT SECTION 401 WATER QUALITY STANDARDS  
CERTIFICATION FOR THE WESTRIDGE COMMERCE CENTER PROJECT,  
COUNTY OF RIVERSIDE, CALIFORNIA (ACOE REFERENCE NO. NOT  
AVAILABLE) (SARWQCB PROJECT NO. 332012-15)**

Dear Mr. Rice:

On July 9, 2012, we received an application for Clean Water Act Section 401 Water Quality Standards Certification ("Certification") from Ridge Rancho Belago, LLC for a project in the central Riverside County community of Moreno Valley. Specifically, the project is located on the southwesterly corner of Highway 60 and Redlands Avenue. The project proposes to install light industrial warehouse buildings and new roads. Upon review of the contents of the application it was discovered that no mitigation was proposed for 0.06 acre of permanent impacts to waters of the U.S. and 0.03 acre of temporary impacts to streambed habitat within the proposed project area. On July 19, 2012 and again on February 4, 2013, this agency requested proposed mitigation in order to offset these impacts. On February 7, 2013, we received the requested an offer of mitigation for the project's permanent impacts to waters. . This letter responds to your request for certification that the proposed project, described in your application and summarized below, will comply with State water quality standards outlined in the Water Quality Control Plan for the Santa Ana River Basin (1995) (Basin Plan) and subsequent Basin Plan amendments:

**Project Description:** The project consists of the construction of a single 935,870 SF warehouse and distribution building, with surrounding construction of access, on-site parking and other infrastructure improvements. Within the proposed construction activities, there are two areas of jurisdictional impacts, totaling 0.06 acre of permanent impacts to streambed habitat within Quincy Channel and an unlined drainage ditch along Redlands Boulevard. Activities include:

The installation of an Eastern Municipal Water District 24-inch diameter potable waterline in Fir Street (future Eucalyptus) from Redlands Avenue to Moreno Valley Drive and crossing Quincy Channel.

A section of unlined drainage ditch along Redlands Blvd will be removed and replaced with the installation of a 72-inch diameter reinforced concrete pipe underground storm drain system. This phase of the project is part of the widening of Redlands Avenue and the intersection work at Redlands with Fir Street. The work will take place within Section 2 of Township 3 South, Range 3 West, of the U.S. Geological Survey *Sunnymead* quadrangle map (33° 56' 16" N/ -117° 09' 44" W).

Receiving water: Quincy Channel and Redlands Avenue drainage ditch, tributary to the Perris Valley Storm Drain

Fill area: 0.06 acre of permanent impact to streambed habitat (508 linear feet), and 0.03 acre of temporary impact to streambed habitat (20 linear feet)

Dredge/Fill volume: N/A

Federal permit: U.S. Army Corps of Engineers Nationwide Permit No. 39

You have proposed to mitigate water quality impacts as described in your Certification application. The proposed mitigation is summarized below:

Onsite Water Quality Standards Mitigation Proposed:

- Standard water quality related best management practices (BMPs) will be employed during construction activities.
- All plant species installed within temporary impact areas shall include only local California native container plants, cuttings, and/or seed mix, and shall be typical of the existing native plant species present in the existing riparian areas within and adjacent to the project site.

Offsite Water Quality Standards Mitigation Proposed:

- Permittee will purchase 0.18 acres of mitigation credits from the Santa Ana Watershed Association for invasive removal and ongoing restoration.

Should the proposed project impact state- or federally-listed endangered species or their habitat, implementation of measures identified in consultation with U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife will ensure those impacts are mitigated to an acceptable level. Appropriate BMPs will be implemented to reduce construction-related impacts to Waters of the State according to the requirements of Order No. 2009-0009-DWQ, commonly known as the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity.

On September 8, 2011 an Environmental Impact Report (EIR) for the subject project was filed under State Clearinghouse No. 2009101008, with the Riverside County Clerk by the City of Moreno Valley. Pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15096, as a responsible agency, the Regional Board is required to consider an EIR or Negative Declaration prepared by the lead agency in determining whether to approve a project. A responsible agency has responsibility for mitigating and avoiding only the direct and indirect environmental effects of those parts of the project which it decides to carry out, finance, or approve. Further, the responsible agency must make findings as required by Sections 15091 and, if necessary, 15093, for each and every significant impact of the project.

As required by Section 15096, the Regional Board has considered the EIR prepared for the proposed project in approving this Certification. More specifically, the Regional Board has considered those sections of the EIR relating to water quality. Based on the mitigation proposed in the EIR, and the conditions set forth in this Certification, impacts to water quality will be reduced to a less than significant level and beneficial uses will be protected. Thus, the Regional Board independently finds that changes or alterations have been required in, or incorporated into the project, which avoid or mitigate impacts to water quality to a less than significant level.

**This 401 Certification is contingent upon the execution of the following conditions:**

- 1) The applicant must comply with the requirements of the applicable Clean Water Act section 404 permit.
- 2) Proposed mitigation shall be timely implemented. Materials documenting the purchase of necessary mitigation credits shall be provided to this office prior to the discharge of fill to, or the dredging or excavation of material from, waters of the state.

- 3) All materials generated from construction activities associated with this project shall be managed appropriately. This shall include identifying all potential pollution sources within the scope of work of this project, and incorporating all necessary pollution prevention BMPs as they relate to each potential pollution source identified.
- 4) The project proponent shall utilize BMPs during project construction to minimize the controllable discharges of sediment and other wastes to drainage systems or other waters of the state and of the United States.
- 5) Substances resulting from project-related activities that could be harmful to aquatic life, including, but not limited to, petroleum lubricants and fuels, cured and uncured cements, epoxies, paints and other protective coating materials, portland cement concrete or asphalt concrete, and washings and cuttings thereof, shall not be discharged to soils or waters of the state. All waste concrete shall be removed.
- 6) Motorized equipment shall not be maintained or parked within or near any stream crossing, channel or lake margin in such a manner that petroleum products or other pollutants from the equipment may enter these areas under any flow conditions. Vehicles shall not be driven or equipment operated in waters of the state on-site, except as necessary to complete the proposed project. No equipment shall be operated in areas of flowing water.
- 7) This Water Quality Certification is subject to the acquisition of all local, regional, state, and federal permits and approvals as required by law. Failure to meet any conditions contained herein or any the conditions contained in any other permit or approval issued by the State of California or any subdivision thereof may result in the revocation of this Certification and civil or criminal liability.
- 8) Best management practices to stabilize disturbed soils must include the use of native plant species whenever feasible.
- 9) Applicant shall ensure that all fees associated with this project shall be paid to each respective agency prior to conducting any on-site construction activities.

Under California Water Code, Section 1058, and Pursuant to 23 CCR §3860, the following shall be included as conditions of all water quality certification actions:

- (a) Every certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Section §13330 of the Water Code and Article 6 (commencing with Section 3867) of this Chapter.

(b) Certification is not intended and shall not be construed to apply to any activity involving a hydroelectric facility and requiring a FERC license or an amendment to a FERC license unless the pertinent certification application was filed pursuant to Subsection §3855(b) of this Chapter and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.

(c) Certification is conditioned upon total payment of any fee required under this Chapter and owed by the applicant.

If the above stated conditions are changed, any of the criteria or conditions as previously described are not met, or new information becomes available that indicates a water quality problem, the Regional Board may require the applicant to submit a report of waste discharge and obtain Waste Discharge Requirements.

In the event of any violation or threatened violation of the conditions of this certification, the holder of any permit or license subject to this certification shall be subject to any remedies, penalties, process or sanctions as provided for under state law. For purposes of section 401(d) of the Clean Water Act, the applicability of any state law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this certification. Violations of the conditions of this certification may subject the applicant to civil liability pursuant to Water Code section 13350 and/or 13385.

This letter constitutes a Water Quality Standards Certification issued pursuant to Clean Water Act Section 401. I hereby issue an order certifying that any discharge from the referenced project will comply with the applicable provisions of Sections 301 (Effluent Limitations), 302 (Water Quality Related Effluent Limitations), 303 (Water Quality Standards and Implementation Plans), 306 (National Standards of Performance), and 307 (Toxic and Pretreatment Effluent Standards) of the Clean Water Act, and with other applicable requirements of State law. This discharge is also regulated under State Water Resources Control Board Order No. 2003-0017-DWQ (Order No. 2003-0017-DWQ), "General Waste Discharge Requirements for Dredge and Fill Discharges That Have Received Water Quality Certification" which requires compliance with all conditions of this Water Quality Standards Certification. Order No. 2003-0017-DWQ is available at:  
[www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo\\_2003-0017.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo_2003-0017.pdf)

Dennis Rice  
Ridge Rancho Belago, LLC

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April 29, 2013

Should there be any questions, please contact Marc Brown at (951) 321-4584, or Mark Adelson at (951) 782-3234.

Sincerely,



for Kurt V. Berchtold  
Executive Officer  
Santa Ana Regional Water Quality Control Board

cc (via electronic mail):

Harmsworth Associates, Paul Gavin – [pgalvin9@cox.net](mailto:pgalvin9@cox.net)  
U. S. Army Corps of Engineers, Los Angeles Office - Jason Lambert  
CA Department of Fish and Wildlife - Juan J. Lopez-Torres  
State Water Resources Control Board, Office of Chief Counsel-David Rice  
State Water Resources Control Board DWQ -Water Quality Certification Unit  
U.S. EPA -Supervisor of the Wetlands Regulatory Office WTR-8