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Santa Ana Regional Water Quality Control Board

July 7, 2016

Mr. John Sherwood
Vice President, Community Development
The New Home Company
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CLEAN WATER ACT SECTION 401 WATER QUALITY STANDARDS CERTIFICATION FOR ARANTINE HILLS RESIDENTIAL DEVELOPMENT PROJECT, UNINCORPORATED RIVERSIDE COUNTY (USACE FILE NO. SPL-2015-00361-ERS) (SARWQCB PROJECT NO. 332014-24)

Dear Mr. Sherwood:

On October 7, 2014, we received from VCS Environmental on behalf of The New Home Company (Applicant) an application for Clean Water Act Section 401 Water Quality Standards Certification ("Certification") for a project (Project) to construct a 276-acre master planned community that will result in impacts to waters of the United States (WOUS). On January 6, 2016, we received a revised application for Certification. The Applicant submitted a check for \$1,097.00 with the original Certification application materials, and a second check for \$73,871.00 on October 8, 2015, totaling \$74,968.00. The revised application identifies a revised Project such that impacts to WOUS are reduced, which reduces the fee requirement for consideration of a 401 Certification to \$44,109.00. As such, a request to refund the balance of \$30,859.00 has been filed. This fee amount was determined using the Dredge and Fill Fee Calculator on the State Water Resources Control Board (SWRCB) web site, which is based on the most current iteration of California Code of Regulations, Division 3, Chapter 9, Article 1, Section 2200 (a) (3).

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 proposed Project involves a mixed-use master planned community consisting of: 80,000 square feet of commercial

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buildings on 10 acres zoned General Commercial; 514 units of high density residential on 34.3 acres; 720 units of medium density residential on 74.3 acres; 387 units of low density residential on 75.6 acres; 2.6 acres model home area; 8.7 acres of parkland; and, 56.8 acres of open space, including Bedford Canyon Wash.

Farming conducted previously in Bedford Canyon Wash valley (BCW) relocated the Wash to the southern edge of the valley floor, causing severe erosion along the banks. The southern bank of BCW is a vertical bluff that is subject to both mass wasting into BCW and erosive storm flows. The Applicant proposes to widen and restore BCW in order to better convey storm flows while reducing erosive velocities. BCW will be widened from approximately 90 feet to an approximate toe of slope width of approximately 158 feet. Rock grade control structures will be placed and buried in several locations, including at the upstream property boundary, underneath the future arched bridge, confluences with the tributaries, and downstream property boundary to reduce erosion and maintain the channel invert elevation. Each grade control structure will be comprised of a bottom layer of grouted rip rap, upper layer of ungrouted rip rap, and a concrete cutoff wall. Each concrete cut-off wall will consist of a 1-foot thick concrete curb located on the upstream and downstream side of each grade control structure to minimize potential dislodging of riprap during large storm events. The grade control structures will be buried and covered with a minimum of 18 inches of soil, then planted with an alluvial fan sage scrub seed mixture.

The banks of BCW will be protected from scour and erosion by layering soil cement, and then a minimum of 18 inches of soil, over the top of the bank slopes to support the establishment of vegetation. The soil cement will be constructed at a 1.5:1 slope and the banks of the wash will be contour-graded, varying from a 2:1 to 4:1 slope. Approximately 6.5 feet of dirt would cover the soil cement at the toe at a 2:1 slope. In addition, pockets of buried riprap, called groins, will be placed approximately every 400 feet along the length of BCW. The riprap, while still buried is placed on top of the soil cement bank protection to provide lateral soil stability along the banks of Bedford Canyon Wash. The groins help minimize the risk of erosion during larger storm events.

Two tributaries (the application labels A and B) enter Bedford Canyon Wash from the southeastern edge of the Project area. Buried soil cement bank protection will be placed below the inverts of the tributaries to allow them to enter at grade. Upstream and downstream of these confluences, the buried soil cement will be laid at a generally consistent elevation. A 20-foot setback is proposed to be constructed along the base of the bluff as a maintenance access road. In addition, a 20-foot wide "Arizona Crossing" will be constructed at the location the proposed 20-foot setback crosses each tributary. The "Arizona Crossings" incorporate stabilized access points constructed with decomposed granite, concrete, or interlocking pavers to prevent erosion. Construction of these access points will result in up to 0.003 acre of permanent impact. In order to meet at-grade, the tributaries will be slightly benched within the area from the invert of Bedford Wash to the limit of the 20-foot setback area.

A debris basin is proposed to be designed just upstream of the Project boundary to capture large boulders/debris that could cause downstream damage while allowing remaining sediment and smaller debris to pass downstream through a 2-foot high sawtooth weir. The basin's proposed location is just west of the jurisdictional boundary of Bedford Canyon Wash and south of the Project boundary on land the Applicant secured through an easement. The basin will be soft-bottomed except for a concrete and riprap apron that will line the basin's upstream edge to protect it from potential scouring.

The Project proposes to construct a bridge over BCW to access a smaller development located on a bluff above the east side of the development. The bridge crossing is proposed as a triple-arch design. One bridge pier is proposed to be located in the middle of Bedford Canyon Wash, and another on its' south side, adjacent to the existing bluff. The bridge foundations have not been designed yet, but it appears the pier bottoms will likely have large spread footings. A buried rip-rap grade control structure would be located underneath the entire span of the bridge.

The invert of BCW would be contoured to form an approximately 50-foot wide low-flow meander along the

downstream portion. Such contouring should create an approximately 3-foot deep and 50-foot wide low-flow meander with 3:1 graded side slopes within the newly widened invert of Bedford Wash.

The work will take place in the City of Corona west of Interstate 15 and south of Cajalco Road and Eagle Glenn Parkway in Sections 16, 17 and 20 of Township 4 South, Range 6 West, of the United States (U.S.) Geological Survey *Corona North* 7.5 minute topographic quadrangle map (33° 48' 51.54" N/ -117° 31' 12.98" W).

Receiving water: Bedford Canyon Creek has designated beneficial uses (existing or potential) that include: groundwater recharge (GWR), contact recreation (REC1), non-contact recreation (REC2), warm freshwater habitat (WARM), and wildlife habitat (WILD).

Fill area:

Drainage	Permanent Impacts		Temporary Impacts	
	Acres	Linear Feet	Acres	Linear Feet
Bedford Canyon Wash	0.02	86	0.12	153
Tributary A	0.10	1,333	0.01	317
Total	0.12	1,419	0.13	470

Dredge/Fill volume: Not Applicable

Federal permit: U.S. Army Corps of Engineers (USACE) Nationwide Permits Nos. 14 - Linear Transportation Projects, 27 - Aquatic Habitat Restoration, Establishment, and Enhancement Activities, and 29 - Residential Developments

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.
- Prepare and implement a Regional Board approved Habitat Mitigation and Monitoring Plan (HMMP) for 18.05 acres of Bedford Canyon Wash.

Offsite Water Quality Standards Mitigation Proposed:

- None

Should the proposed Project have the potential to 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 should ensure those impacts are mitigated to an acceptable level.

Appropriate BMPs will be implemented to reduce construction-related impacts to waters of the State per the requirements of Regional Board Order No. R8-2010-0033 (NPDES Permit No. CAS618033), commonly known as the Riverside County Municipal Storm Water Permit, and subsequent iterations thereof. Order No. R8-2010-0033 requires the Applicant substantially comply with the requirements of State Water Resources Control Board General NPDES Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order Number 2012-0006-DWQ.

Pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15096, as a Responsible Agency, the Regional Board is required to consider an Environmental Impact Report (EIR) or Negative Declaration (ND) prepared by the lead agency in determining whether to approve an application submitted for a project to receive 401 Water Quality Certification. A responsible agency has responsibility to mitigate and avoid the direct and indirect environmental effects of those parts of the project that 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, in approving this Certification, the Regional Board has considered the Arantine Hill Development EIR and its supplement prepared by the City of Corona, and subsequent information provided in the Applicant's application. The Arantine Hill Development EIR was filed with the County of Riverside County Clerk and the Office of Planning and Research on August 23, 2013, the supplement to the EIR on May 20, 2016. Specifically, the Regional Board considered those sections of the EIR and addendums pertaining to impacts to water quality standards. Based upon the mitigation proposed in the EIR and addendum, and the conditions set forth in this Certification, potentially adverse impacts to water quality should be reduced to a less than significant level and beneficial uses protected if all stated mitigation and conditions are performed. Thus, the Regional Board independently finds that changes or alterations have been required in or incorporated into the Project that 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) This Order for Water Quality Certification will remain valid until the USACE 2012 Nationwide permits expire on March 18, 2017, or through an extended period beyond the expiration date that is authorized in writing by the USACE.
- 2) The Applicant must comply with the requirements of the applicable Clean Water Act Section 404 permit.
- 3) The Applicant shall ensure that all fees associated with this Project are paid to each respective agency prior to conducting any construction activities at the Project site.
- 4) A copy of this 401 Certification and any subsequent amendments must be maintained onsite for the duration of work as a denoted element of any Project Storm Water Pollution Prevention Plan (SWPPP).
- 5) Prior to the initiation of Project activities, the Applicant shall submit the HMMP prepared for Bedford Canyon Wash, the mitigation area, to the Regional Board for approval. The HMMP shall include the following information: (a), a plan for management actions to occur in the mitigation area, including but not limited to, restoration plantings, the removal of nonnative plant species and any re-contouring of the streambed; (b), a restoration schedule including the specific monitoring and maintenance measures; (c), the establishment of fixed photographic monitoring locations; and (d), mitigation success standards and contingency measures.
- 6) Monitoring and maintenance of the mitigation area shall be conducted for a minimum of five years, or until the Regional Board determines the area has met the performance criteria of successful restoration as set forth in the Regional Board approved HMMP. After installation of the mitigation area, the Applicant shall submit quarterly monitoring reports to the Regional Board for the first year, and annual monitoring reports thereafter for an additional four years. The first report summarizing annual maintenance activities is due to the Regional Board no later than April 1 of the year following the beginning of Project activities. The report shall include: (a) a summary of the annual restoration activities conducted; (b) an analysis of the changes to the vegetative community (including species present; percent cover, stem density of riparian trees and shrubs); and (c) photographs taken at the fixed monitoring locations specified in the HMMP.
- 7) All post-construction structural storm water treatment facilities shall be constructed and fully operational prior to the occupation of any building in the Arantine Hill Residential Development.
- 8) Prior to construction activities, the Applicant shall delineate the work area with brightly colored fencing or other methods to ensure temporary impacts to waters of the United States and waters of the State of California do not exceed the limits authorized in this Certification.
- 9) Effective perimeter control BMPs must be in place at all times to control the discharge of pollutants from the Project site during construction. Construction

waste must be contained and protected against wind and exposure to storm water at all times unless being actively handled. Chemical, fuel, and lubricant containers must be kept closed and protected from damage or upset at all times unless being actively used. Dirt and landscaping material stockpiles must have effective erosion control BMPs in place to prevent their transport in storm water or directly into the channel, and may not be located within waters of the United States. Discharges of wastewater from the site are prohibited.

- 10) 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.
- 11) 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 from the Project site.
- 12) Motorized equipment shall not be maintained or parked within or near any stream crossing, channel or lake margin in such manner that petroleum products or other pollutants from the equipment might enter these areas under any flow conditions. Vehicles shall not be driven or equipment operated in waters of the State onsite, except as necessary to complete the proposed Project. No equipment shall be operated in areas of flowing water.
- 13) This 401 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 appropriate enforcement action, including the revocation of this Certification and imposition of administrative civil or criminal liability.
- 14) Construction dewatering discharges, including temporary stream diversions necessary to carry out the Project, are subject to regulation by Regional Board Order No. R8-2015-0004, General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimus) Threat to Water Quality. For more information, please review Order No. R8-2015-0004 at www.waterboards.ca.gov/santaana/

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 that the Applicant 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 401 Water Quality 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 Sections 13350 and/or 13385.

This letter constitutes a Water Quality Standards Certification issued pursuant to Clean Water Act Section 401. I hereby certify 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

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SARWQCB File Number 332014-24

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Should there be any questions, please contact Jason Bill at (951) 782-3295 or jason.bill@waterboards.ca.gov, or Wanda Cross at (951) 782-4468 or wanda.cross@waterboards.ca.gov.

Sincerely,



KV Kurt V. Berchtold
Executive Officer

cc: VCS Environmental– Wade Caffrey – wcaffrey@vcsenvironmental.com
Carlson Strategic Land Solutions – Brianna Bernard – bbernard@carlsonls.com
U. S. Army Corps of Engineers, Los Angeles Office - James Mace
CA Department of Fish and Wildlife – Kim Freeburn-Marquez
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 Section – Jason A. Brush